



Agenda Briefing Forum

Matrix

19 August 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

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 19 August 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 B Ryan	East Ward
Cr P Marks	East Ward
Cr J Davis	South Ward
Cr C Kulczycki	West Ward

In attendance

Mr W Loh	Acting Chief Executive Officer
Mr S Downing	Director Corporate and Governance
Mr M Murphy	Director Infrastructure Services
Mr A Bott	Acting Director Development and Communities
Mr S Reeves	Manager Parks and Environment
Mr B Mentz (dep. 7:09pm)	Acting Manager Safer Communities
Ms C Gilbert (dep. 6:44pm)	Acting Manager Planning Services
Mr B Pang (dep. 6:44pm)	Coordinator Planning
Ms L Chaplyn	Coordinator Media and Communications
Mrs J Cherry-Murphy	Coordinator Governance
Ms L Cook (dep. 6:44pm)	Planning Officer
Ms S Bell	Governance Officer

Members of the gallery

There was one member 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 Davis to read aloud the Affirmation of Civic Duty and Responsibility on behalf of Elected Members. Cr Davis read aloud the affirmation.

Affirmation of Civic Duty and Responsibility

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

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

2 Apologies and leave of absence

Cr Harris (apology)
Mr J Christie (apology)
Ms D Dabala (apology)

Central Ward
Chief Executive Officer
Manager Governance and Legal

3 Announcements by the Presiding Member (without discussion)

3.1 Announcements

Nil.

3.2 Disclaimer

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

The Presiding Member advised the following:

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

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

4 Public submission time

6:33pm The Presiding Member opened the period allotted for Public Submission Time and drew the gallery's attention to the Rules for Public Submission Time. No Public Submissions were received.

6:34pm The Presiding Member closed Public Submission Time.

5 Ordinary Council Meeting Agenda for meeting to be held on 26 August 2025

5.1 Agenda items for review

OCM Item 12.1

Development Application for Use Not Listed – Brewery – 159 (Lot 15) Abernethy Road, Belmont

Deputation Request

Nil.

Officer Presentation

The 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
- Proposal
- Consultation
- Summary

(Refer Tabled Attachment 5.1.1 for further information).

Notes from Forum

- Once any planning approval is determined, the applicant will need to apply for a building permit. This permit application process will involve the investigation of materials planned to be used for any construction, and whether these materials would be appropriate for the land use of a brewery.
- The planning department can verify that the structure has not been built, contrary to the wording used by the applicant in their statement.
- The applicant is reconfiguring the premises to have total 35 parking bays.
- The reference to operations being limited to one day a week is a statement provided by the applicant, which the planning department considers in assessing the application. If the approval was granted the applicant could operate more than one day per week.

OCM Item 12.1

Development Application for Use Not Listed – Brewery – 159 (Lot 15) Abernethy Road, Belmont

- The project would require building permit approval, even if approved by planning, to be able to progress.
- It is normal for applicants to submit a statement alongside their development application. Ultimately planning officers are required to determine whether an applicant's statement affects their application.

Further Information to be Provided

Nil.

OCM Item 12.2

Community Safety Strategy 2025-2030

Deputation Request

Nil.

Officer Presentation

Nil.

Notes from Forum

- Business community groups were consulted as part of the process of forming the Community Safety Strategy 2025-2030. City Crime Safety Officers also engaged with this sector of the community through pop up events in the small business areas.
- City Officers investigated the previously used SMS system utilised to advise Belmont residents of crime or concerns in the area, however this has proved untenable with the modern system of multiple telephone providers being used, rather than a singular network. This type of system is now typically only used by the State Government as needed.
- The City continuously reviews feedback from stakeholders and addresses any concerns through meetings. One key element raised in the feedback was engagement. The City strives to conduct pop-up events and maintain ongoing interactions with key stakeholders, including local businesses, to address these concerns.

OCM Item 12.2

Community Safety Strategy 2025-2030

- When referring to home and business security, the City continues to offer security appraisals and education to residents and businesses. The City also continues to offer free bicycle locks for residents.
- The City constantly reviews the demand and need for the vehicles. The City operates three vehicles for the Belmont Community Watch. Two patrol residential areas 24/7, while the third covers industrial and commercial areas from 6 PM to 6 AM. Reducing or removing the third vehicle would significantly impact the effectiveness of residential patrols, potentially compromising the safety and security of these areas. The patrol vehicles and officers do report any faulty streetlights to both Western Power and to internal departments in instances where the lights are city-owned.
- The concerns for providing rebates for CCTV cameras to residents are multi-faceted. One of the primary issues raised by the community is privacy. There is concern that CCTV cameras installed on private properties might capture footage of public areas, potentially infringing on the privacy of individuals passing by. Additionally, the community has highlighted that the main safety concerns are in public open spaces, where the City already operates CCTV systems to ensure security.
- Another significant concern is the liability for the City. If the City provides subsidies for CCTV cameras, it must ensure that all areas under surveillance are well-signposted to inform the public. This responsibility extends to the residents who receive the subsidy, as they would also need to ensure proper signage for their CCTV systems. The City could potentially be held liable if these requirements are not met.
- Offering a subsidy for CCTV cameras also requires a substantial financial outlay. This expense may not be equitable for all community members, particularly those who cannot afford the additional costs through their rates. The City must consider the fairness of such a subsidy and its impact on the overall community budget.
- The 'suggestion box contributions' listed on page 84 of the Ordinary Council Meeting 26 August 2025 Agenda feedback has been raised with the local police by City Officers. The City operates on a memorandum of understanding with the Belmont Police and have a strong relationship with them.
- Where contact details are provided by those giving feedback, the City does liaise with these parties and aims to educate them on what the powers of the City is in terms of resourcing and legalities. The City also aims to engage with these stakeholders to reinforce what work

OCM Item 12.2

Community Safety Strategy 2025-2030

the City does and what tools are available to them as members of the community.

- Part of the concerns around providing a CCTV subsidy to the community is whether the City, in providing a subsidy and encouraging the installation of CCTV equipment on private property, might expose the City to legal liability if the private CCTV camera footage was used in such a way that might breach the law. The City would need to make it a condition of the grant that the recipient of the grant utilises their CCTV in a legally acceptable manner, inclusive of clear signage. The City would then need to monitor this use to ensure that recipients do comply and this could be very resource intensive, and could expose the City to risk.
- The Belmont Community Watch call centre operations are 97% based in Subiaco, Western Australia. Monthly reports are provided to Elected Members which shows how calls are handled, and additional data requested by the City shows that 97-98% of the time calls are managed in Western Australia. There is a redundancy in place that allows for if phone lines are faulty, the phone calls will be rerouted to another location in Australia such as Victoria or South Australia as required.
- It is noted that the call centre operators, including those based in Subiaco, Western Australia may not live, or know of all of the Belmont streets and landmarks, as such some confusion may occur where members of the community are calling and are expecting the call centre operator to know specific locations. It is not expected that the call operator lives within Belmont or that they know the City of Belmont to the same level as residents may do. This lapse of specific knowledge could occur regardless of whether the call operator was based in Perth or Melbourne.
- If the phone lines did not reroute, the phone lines would just continue to ring, and would not necessarily drop out. The City has a number of key KPI's in place with the service to ensure that calls are answered within a certain timeframe. There is an aim to ensure that calls are answered, even when phone call demand is high.

Further Information to be Provided

- The Acting Manager Safer Communities undertook to investigate whether a monthly report on instances of the Safer Communities Patrol vehicles reporting faulty streetlights could be provided to Elected Members.

OCM Item 12.2

Community Safety Strategy 2025-2030

- The Acting Manager Safer Communities undertook to provide Elected Members with information used by the City 3-4 years ago in its considerations of the introduction of a CCTV rebate.

Note:

The Presiding Member advised that in accordance with Section 5.23(2)(h) of the *Local Government Act 1995 (WA)* if there was 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

2025-26 Consolidated Assurance Map

Deputation Request

Nil.

OCM Item 12.4

2025-26 Consolidated Assurance Map

Officer Presentation

Nil.

Notes from Forum

Nil.

Further Information to be Provided

Nil.

OCM Item 12.5

Accounts for Payment July 2025

Deputation Request

Nil.

Officer Presentation

Nil.

Notes from Forum

Nil.

Further Information to be Provided

Nil.

OCM Item 12.6

Monthly Financial Report for July 2025

Deputation Request

Nil.

Officer Presentation

Nil.

Notes from Forum

Nil.

Further Information to be Provided

Nil.

Use Not Listed - Brewery - Lot 15 (159) Abernethy Road, Belmont

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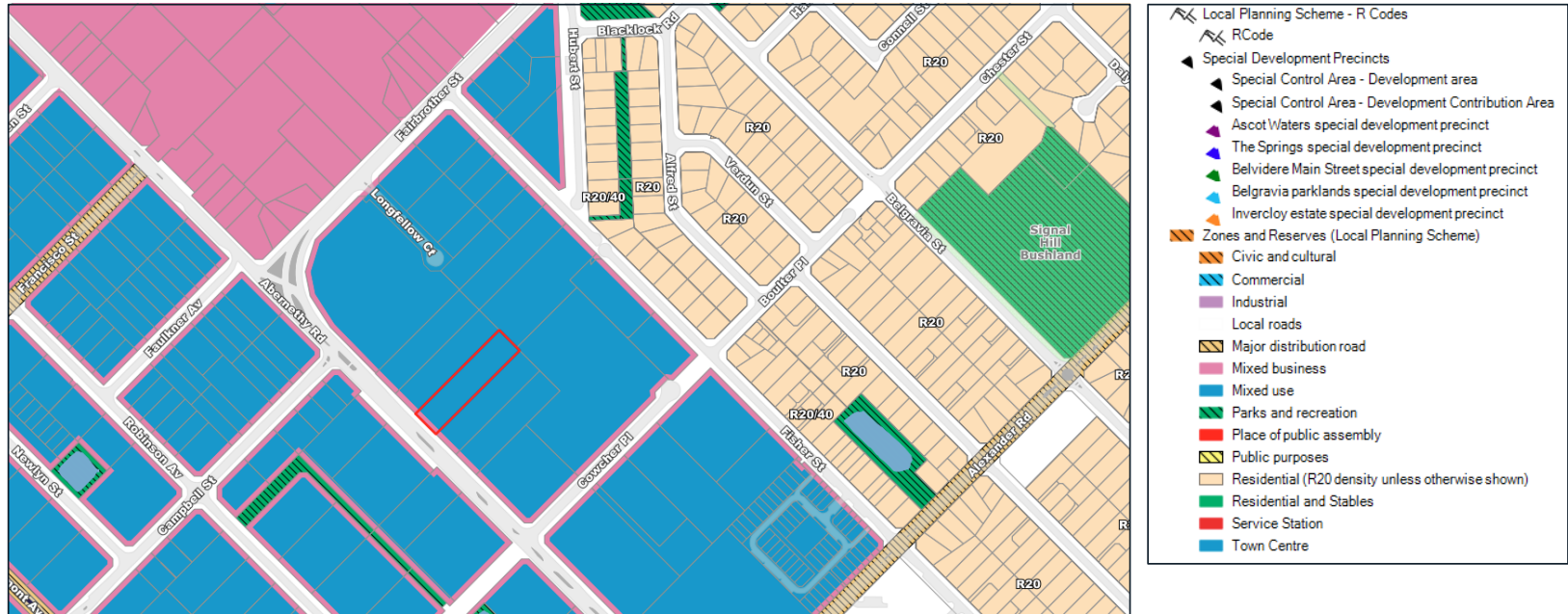


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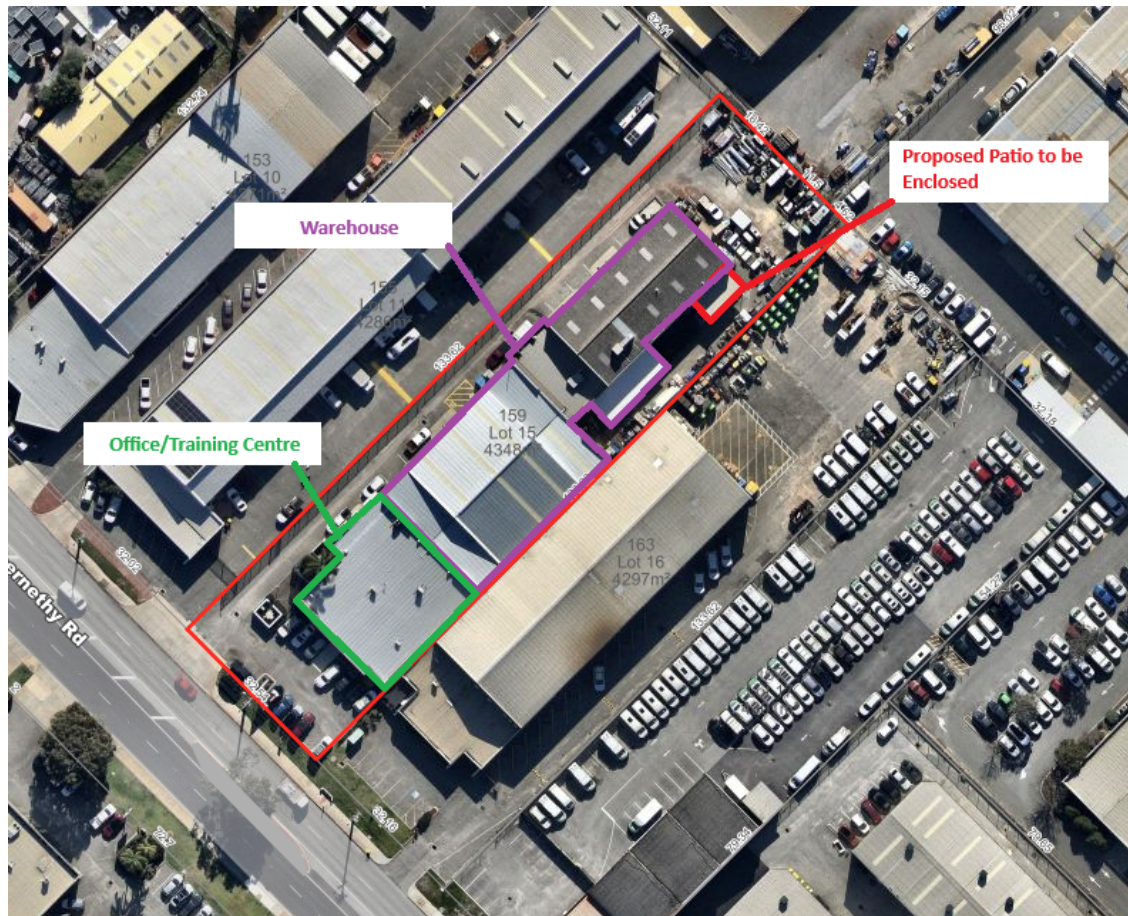


**City of
Opportunity**

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



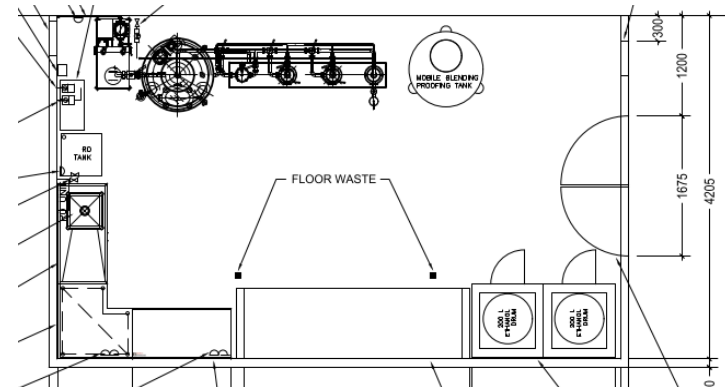
Aerial of the Subject Site



Proposal



- Brewery application:
 - Convert 30m² patio into alcohol production area
 - Produce up to 13,000 litres per year
 - Operate 1 day per week (9am to 5pm)
 - Typically 1 employee on site
 - Wholesale only (no public access)



Consultation



- Use Not Listed - Advertised to all properties within 200m from 22 June 2025 to 20 July 2025.
- One submission received from Water Corporation during the advertising period.
 - Reticulated water is available for the subject lot.
 - Reticulated sewerage is also available to the subject lot.
 - Any works carried out in proximity to Water Corporation assets must receive prior approval from Water Corporation.
 - The applicant is required to lodge a building approval application to Water Corporation.

Summary



Proposal recommended for approval based on:

- Alignment with the Mixed Business zone objectives;
- Small scale with minimal impact on surrounding properties.

Thank you

Planning Officer, Lauren Cook



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 Item 14.1.

There were no questions on Confidential Item 14.1.

OCM Item 14.1

Tender 05/2025 – Provision of Road Reserve Mowing Services (including blocks and sumps)

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 7:12pm.