



Agenda Briefing Forum

Matrix

19 September 2023

BELMONT
CITY OF OPPORTUNITY



CITY OF BELMONT

Agenda Briefing Forum

Matrix

Table of Contents

19 September 2023

Item	Subject Heading	Page
1	Official Opening.....	5
2	Apologies and leave of absence.....	5
3	Declarations of interest that might cause a conflict.....	5
3.1	Financial Interests.....	5
3.2	Disclosure of interest that may affect impartiality.....	6
4	Announcements by the Presiding Member (without discussion) and declarations by Members.....	6
4.1	Announcements.....	6
4.2	Disclaimer.....	6
4.3	Declarations by Members who have not given due consideration to all matters contained in the business papers presently before the meeting.....	6
5	Public submission time.....	6
6	Ordinary Council Meeting Agenda for meeting to be held on 26 September 2023 ...	7
7	Matters for which the meeting may be closed.....	36
8	Closure.....	36

Tabled Attachments Index

Attachment 6.1.1 – Item 6.1 (12.1) refers

Attachment 6.1.2 – Item 6.1 (12.2) refers

Attachment 6.1.3 – Item 6.1 (12.3) refers

Councillors are reminded to retain the Ordinary Council Meeting Agenda and any confidential papers for deliberation 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 September 2023 commencing at 7.24pm.

Matrix

Present

Cr P Marks, Mayor (Presiding Member)	East Ward
Cr R Rossi, JP (Deputy Mayor)	West Ward
Cr B Ryan	East Ward
Cr J Davis	South Ward
Cr S Wolff	South Ward
Cr G Sekulla, JP	West Ward
Cr D Sessions	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 S Morrison	Acting Director Infrastructure Services
Ms A Bird	Manager Governance, Strategy and Risk
Ms G Carter-Nguyen	Manager Public Relations and Stakeholder Engagement
Ms C Gilbert (dep. 8.05pm)	Acting Manager Planning Services
Ms M Phillips	Governance Officer

Members of the gallery

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

I Official Opening

7.24pm 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 N Carter (apology)

South Ward

3 Declarations of interest that might cause a conflict

3.1 Financial Interests

Nil.

3.2 Disclosure of interest that may affect impartiality

Nil.

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

4.1 Announcements

Nil.

4.2 Disclaimer

7.26pm 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.

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

Nil.

5 Public submission time

7.27pm The Presiding Member opened the period allotted for Public Submission Time and drew the gallery's attention to the Rules for Public Submission Time.

7.27pm The Presiding Member closed Public Submission Time as no submissions were received.

6 Ordinary Council Meeting Agenda for meeting to be held on 26 September 2023

6.1 Agenda items for review

OCM Item 12.1

Draft Activity Centre Planning Strategy

Deputation Presentation

Nil.

Officer Presentation

The Acting Manager Planning Services provided a presentation which included the following:

- Activity Centre Locations
- What will it guide?
- What has informed ACPS?
- Structure
- Implementation
- Next Steps

(Refer Tabled Attachment 6.1.1)

Notes from Forum

- The City commences a review of the Local Planning Strategy and Local Planning Scheme every five years, and that review does take a substantial amount of time as officers need to review each sub-planning strategy and assess them against the state legislation and contemporary planning principles.
- With the upcoming elections and new formation of Council, the Planning department will again brief Council and take the time to explain what the subsequent steps are. When this strategy comes back to Council, the City will form a timeline to demonstrate why it has taken an extended period of time. The regulations talk about a five-year review period to ensure schemes are up to date.
- Cash in Lieu is often looked at as a last resort when a developer cannot physically provide the amount of parking they need within their development lot boundary. The City would look at alternatives first. If all other arrangements have been exhausted, the developer would pay a contribution

OCM Item 12.1 Draft Activity Centre Planning Strategy

to the City and the City would look at how to spend that e.g. on street parking bays or upgrades to footpaths.

Further Information to be Provided

Nil.

OCM Item 12.2 Draft Great Eastern Highway Urban Corridor Strategy

Deputation Presentation

Nil.

Officer Presentation

The Acting Manager Planning Services provided a presentation which included the following:

- Location
- Recap
- Consultation
- Proposed Works and Modifications
- Next Steps

(Refer Tabled Attachment 6.1.2)

Notes from Forum

- No submissions that were submitted raised issues regarding the Belmont Trust Land or the Golden Gateway.
- Advertising was undertaken in 2018 and the recommendation is to re-advertise again.
- The intent of the draft strategy is to inform future actions, it was not intended to address issues directly. Submissions that may have raised concerns on other issues such as trees or noise will be addressed through the strategy.
- Ivy Street to the north is zoned mixed use with controls on maximum height of 8-12 stories.
- A minimum employment floorspace is trying to maintain the commercial uses on the ground floor along the Great Eastern Highway corridor. The City are

OCM Item 12.2

Draft Great Eastern Highway Urban Corridor Strategy

wanting to maintain employment floorspace to ensure that there is still adequate employment and activation.

Further Information to be Provided

Nil.

OCM Item 12.3

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

Deputation Presentation

Nil.

Officer Presentation

The Acting Manager Planning Services provided a presentation which included the following:

- Zoning
- Location Plan
- Proposal
- Landscaping
- Parking
- Recommendation

(Refer Tabled Attachment 6.1.3)

Notes from Forum

- In instances in the past with large warehouses, the property may not require 100 car bays as they may only have 20 employees. The scheme recognises this and provides for less bays to be provided on an Industrial site, subject to a condition requiring space to be reserved for the shortfall bays in the future if the need arises.
- The City has the power to enforce the need for the additional 19 car bays as it is a condition of the development. The condition of this approval stays with the property and future owners and lessee's need to adhere to it.
- Once the City receives landscaping plans, they are reviewed by the Parks Technical Officer. There is a development condition that they must implement the landscaping according to the plan.

OCM Item 12.3

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

- The City's local planning policy contains many objectives for public art within different areas of the City. The applicant usually forms a concept that gets presented to the City's Public Art Advisory Panel where they receive feedback which further informs their design process.
- Approximately 60% of the City's rates come from industrial properties including the Perth Airport. The City track properties that have been converted from industrial to commercial and the loss of income.
- The parking requirements for Sister Mary Glowrey Catholic Homes would be in accordance with what the scheme requires.

Further Information to be Provided

- The Chief Executive Officer undertook to investigate whether Sister Mary Glowrey Catholic Homes pay rates.

8.05pm The Acting Manager Planning Services departed the meeting and did not return.

OCM Item 12.4

Engagement Strategy 2023 & beyond

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)(e) of the *Local Government Act 1995* if there was any discussion or debate on the Confidential Attachment for Item 12.5, Council would need to go behind closed doors.

As there were no questions or debate on the confidential attachment for this item, the meeting did not proceed behind closed doors.

**OCM Item 12.5
Opportunity Award Nominations 2023**

Deputation Presentation

Nil.

Officer Presentation

Nil.

Notes from Forum

Nil.

Further Information to be Provided

Nil.

**OCM Item 12.6
Accounts for Payment - August 2023**

Deputation Presentation

Nil.

Officer Presentation

Nil.

OCM Item 12.6
Accounts for Payment - August 2023

Notes from Forum

Nil.

Further Information to be Provided

Nil.

OCM Item 12.7
Monthly Financial Report for August 2023

Deputation Presentation

Nil.

Officer Presentation

Nil.

Notes from Forum

Nil.

Further Information to be Provided

Nil.

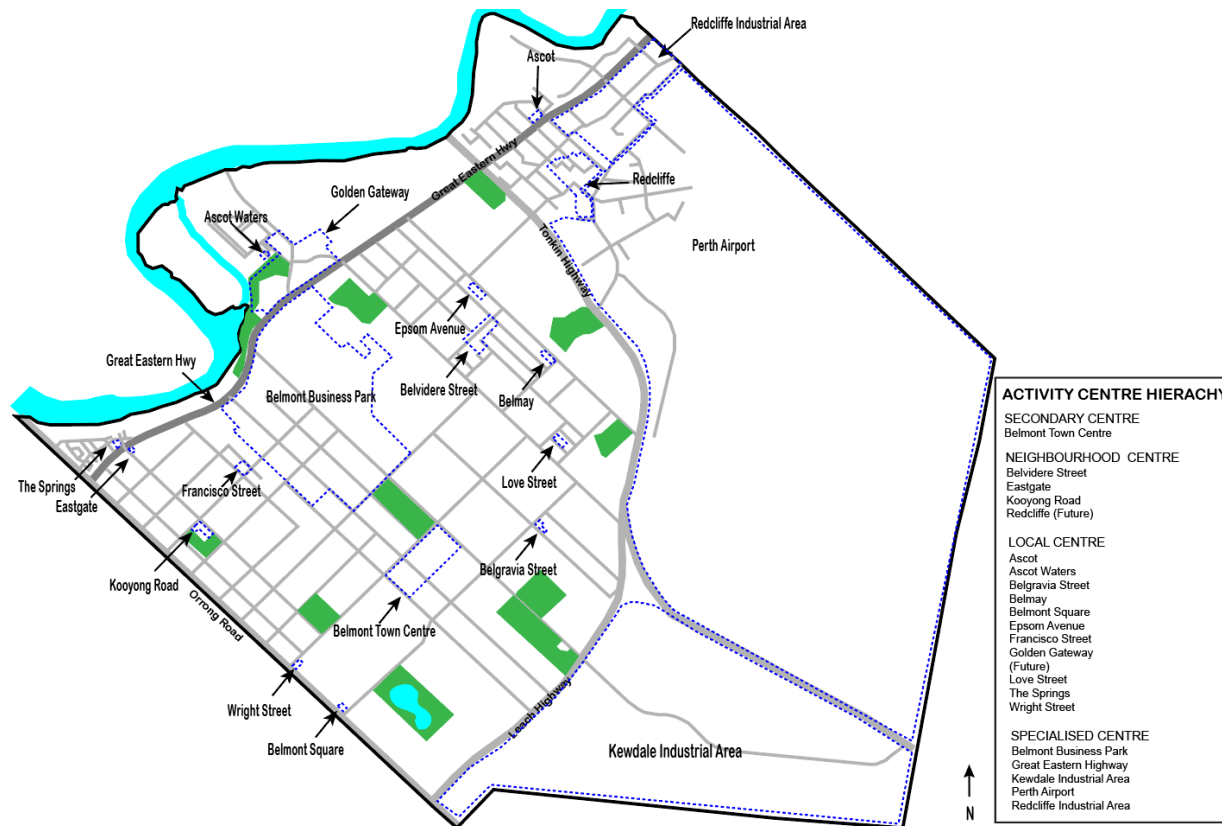
CITY OF BELMONT

Draft Activity Centre Planning Strategy

Agenda Briefing Forum
19 September 2023



Activity Centre Locations



What will it Guide?

- The future role and function of the City's activity centres
- Includes actions relating to:
 - Zoning
 - Density
 - Movement
 - Place












What has informed ACPS?

- Community engagement
- Retail Needs Assessment
- Principles and objectives of a range of planning documents
- Strategic Community Plan

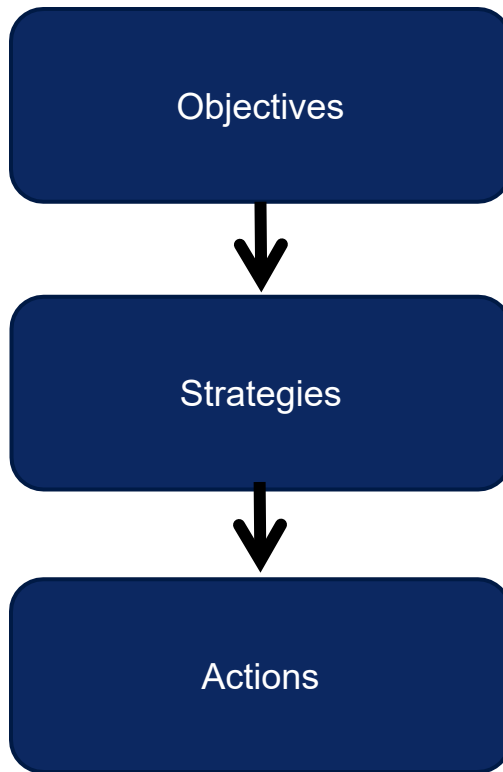


Structure

- Part One – Overarching Background
- Part Two – Analysis of each activity centre and an associated actions table

No.	Action	Document Reference	Strategic Community Plan	Relationship to Other Documents	Timing	Responsibility
Place						
3.6	Investigate implementing streetscape improvements along the Fitzroy Road frontage of <u>Eastgate Neighbourhood Centre</u> .	Part 2 Fitzroy Road Page 18	 1.2-1.4  2.2-2.4  5.7	 State Planning Policy 4.2 	Medium/Long	Planning Infrastructure Services
3.7	Investigate opportunities for public art to be located within the Centre.	Part 2 Public Art Page 19	 1.2  4.1	 Local Planning Policy No. 11 - Public Art  Place Making Strategy	Medium	Planning Culture and Place

Implementation



- Implementation of the actions through:
 - New local planning scheme
 - Further studies/investigations
 - Capital works planning and budget approval
 - Advocacy to a public authority
 - Community development, marketing and placemaking initiatives

Next Steps

ACPS

Advertising of Strategy

Review the Strategy
having regard to any
submissions made

Present final Strategy
to Council for
endorsement

Scheme Review

Finalise Sub
Strategies – Late 2025

Prepare Local
Planning Strategy and
Scheme 2026 and
2027



City of Belmont

215 Wright Street, Cloverdale WA 6105
Locked Bag 379, Cloverdale WA 6985
Open 8:30am - 4:45pm, Monday - Friday

9477 7222
(A/H) 9477 7224
belmont@belmont.wa.gov.au
belmont.wa.go.au



CITY OF BELMONT

Great Eastern Highway Urban Corridor Strategy

Agenda Briefing Forum

19 September 2023



Location



Recap

May 2018	Council endorsed document for advertising
July – September 2018	Advertising
June – July 2019	Community workshops – ACPS, LHS, POSS
March 2019 – January 2020	Activity Centre audits and analysis
March 2022 – July 2023	Drafting ACPS suite of documents
2023 - Present	Analysis and review for LHS
August 2023	Review of Strategy in light of submissions and ACPS and LHS

Consultation

- 28 submissions
- Key matters raised include:
 - The Strategy boundaries
 - The extent of the activity nodes and retail
 - Landscape zones & proposal for public infrastructure in private lots
 - Concerns with ‘high rise’ buildings near Ascot Waters and Eastgate
 - Access and connections
 - Implementation and funding

Proposed Works and Modifications

- Several modifications proposed to address points raised in submissions:
 - Modifications to the Strategy boundaries
 - Landscape zones
 - Activity nodes and retail
- Several general & administrative changes proposed
- Investigate implementation & building scales

Next Steps

Undertake modifications to Strategy and supporting documents.



Re-advertising of Strategy.



Review the Strategy having regard to any submissions made.



Present final Strategy to Council for endorsement.

City of Belmont

215 Wright Street, Cloverdale WA 6105
Locked Bag 379, Cloverdale WA 6985
Open 8:30am - 4:45pm, Monday - Friday

9477 7222
(A/H) 9477 7224
belmont@belmont.wa.gov.au
belmont.wa.go.au

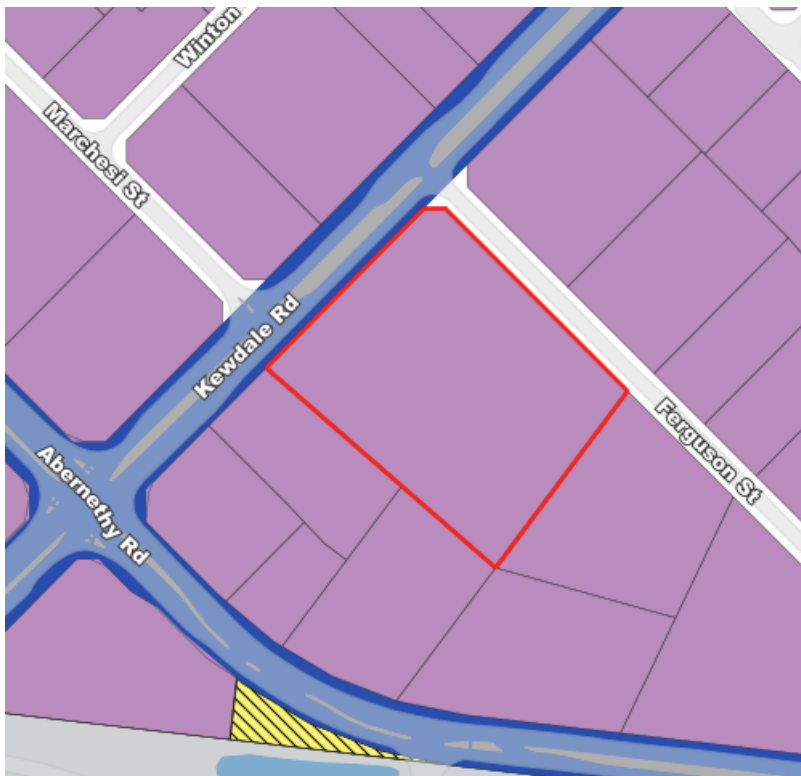
















CITY OF BELMONT
AGENDA BRIEFING FORUM

Lot 1 (6) Ferguson Street, Kewdale
Warehouse and Office Development



Zoning



-  Zones and Reserves (Local Planning Scheme)
- ☒  Civic and cultural
- ☒  Commercial
- ☒  Industrial
- ☒ Local roads
- ☒  Major distribution road
- ☒  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

Location Plan



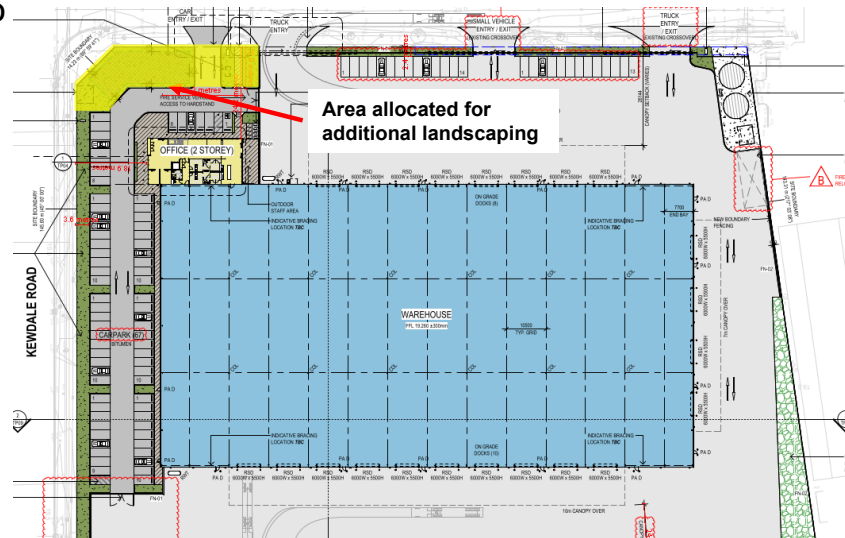
Proposal

- Warehouse and Office development comprising of:
 - 602m² of office floorspace;
 - 10,630m² of warehouse floorspace;
 - 100 car bays;
 - Eight bicycle bays and associated end of trip facilities; and
 - Landscaping.



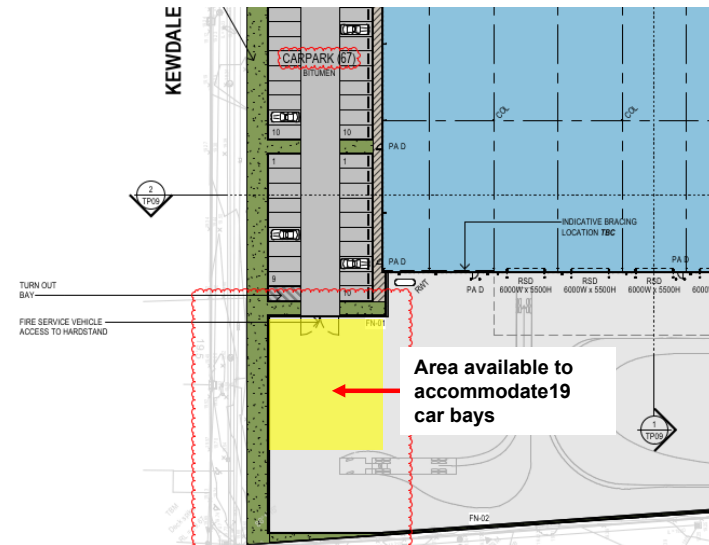
Landscaping

- Landscaping strip along Ferguson Street frontage is required to be at least 3 metres and proposal seeks to provide 2.5m.
- Substantial landscaping provided along the Kewdale Road frontage and at the corner of Kewdale Road and Ferguson Street.
- Landscaping plan condition - to demonstrate high quality landscaping on the site.



Parking

- 119 car bays are required and the proposal seeks to provide 100 car bays.
- Scheme allows for variations in Industrial Zone – subject to space being reserved.
 - Sufficient space for 19 bays if needed in future – condition proposed.



Recommendation

That Council approves the application subject to conditions, in particular:

- Conditions 4 & 5 – Public art contribution.
- Condition 8 – Eight bicycle bays and end of trip facilities.
- Condition 13 – Detailed landscaping plan.
- Conditions 18 & 19 – Minimum of 100 bays to be provided, and area reserved for 19 bays for future demand.



City of Belmont

215 Wright Street, Cloverdale WA 6105
Locked Bag 379, Cloverdale WA 6985
Open 8:30am - 4:45pm, Monday - Friday

9477 7222
(A/H) 9477 7224
belmont@belmont.wa.gov.au
belmont.wa.go.au



7 Matters for which the meeting may be closed

Nil.

8 Closure

There being no further business, the Presiding Member thanked everyone for their attendance and closed the meeting at 8.06pm.