



Agenda Briefing Forum

Matrix

20 February 2024



City of
Belmont

CITY OF BELMONT

Agenda Briefing Forum

Matrix

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Tabled Attachments Index

Attachment 6.1.1 – Item 6.1 (12.1) refers

Attachment 6.1.1 – Item 6.1 (12.1) refers

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 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 20 February 2024 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 Vijay	Central Ward
Cr B Ryan	East Ward
Cr P Marks	East Ward
Cr N Carter	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
Ms G Carter-Nguyen (dep.8.29pm)	Manager Public Relations and Stakeholder Engagement
Mr A Bott (dep.8.20pm)	Manager Planning Services
Ms C Gilbert (dep.8.20pm)	Coordinator Planning Projects
Mr B Houweling (dep.8.20pm)	Senior Planning Officer
Mrs J Cherry-Murphy	Senior Governance Officer
Ms M Phillips	Governance Officer

Members of the gallery

There were six 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 Councillors and Officers. 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

Nil.

3 Declarations of interest that might cause a conflict

3.1 Financial Interests

Nil.

3.2 Disclosure of interest that may affect impartiality

Name	Item No and Title	Nature of Interest (and extent, where appropriate)
Cr C Kulczycki	12.1 - Activity Centre Planning Strategy - Final Adoption	My properties are located within the 200m catchment areas of two activity centres addressed in the Strategy and I am familiar with some of the parties who made contributions outlined in the schedule of submissions.
Cr D Sessions	12.2 - Proposed - Local Planning Policy No. 19 – Short-term rental accommodation	I live within the proposed location for future STRA.
Mayor R Rossi	14.1 - Nomination for Honorary Freeman of the City	The nature of the interest is not included due to the confidential nature of the matter being considered.
Cr D Sessions	14.1 - Nomination for Honorary Freeman of the City	The nature of the interest is not included due to the confidential nature of the matter being considered.
Cr G Sekulla	14.1 - Nomination for Honorary Freeman of the City	The nature of the interest is not included due to the confidential nature of the matter being considered.

Name	Item No and Title	Nature of Interest (and extent, where appropriate)
Cr Vijay	14.1 - Nomination for Honorary Freeman of the City	The nature of the interest is not included due to the confidential nature of the matter being considered.
Cr B Ryan	14.1 - Nomination for Honorary Freeman of the City	The nature of the interest is not included due to the confidential nature of the matter being considered.
Cr P Marks	14.1 - Nomination for Honorary Freeman of the City	The nature of the interest is not included due to the confidential nature of the matter being considered.
Cr N Carter	14.1 - Nomination for Honorary Freeman of the City	The nature of the interest is not included due to the confidential nature of the matter being considered.
Cr J Davis	14.1 - Nomination for Honorary Freeman of the City	The nature of the interest is not included due to the confidential nature of the matter being considered.
Cr C Kulczycki	14.1 - Nomination for Honorary Freeman of the City	The nature of the interest is not included due to the confidential nature of the matter being considered.
Mayor R Rossi	14.2 - Code of Conduct Matter	The nature of the interest is not included due to the confidential nature of the matter being considered.
Cr D Sessions	14.2 - Code of Conduct Matter	The nature of the interest is not included due to the confidential nature of the matter being considered.

Name	Item No and Title	Nature of Interest (and extent, where appropriate)
Cr G Sekulla	14.2 - Code of Conduct Matter	The nature of the interest is not included due to the confidential nature of the matter being considered.
Cr Vijay	14.2 - Code of Conduct Matter	The nature of the interest is not included due to the confidential nature of the matter being considered.
Cr B Ryan	14.2 - Code of Conduct Matter	The nature of the interest is not included due to the confidential nature of the matter being considered.
Cr P Marks	14.2 - Code of Conduct Matter	The nature of the interest is not included due to the confidential nature of the matter being considered.
Cr N Carter	14.2 - Code of Conduct Matter	The nature of the interest is not included due to the confidential nature of the matter being considered.
Cr J Davis	14.2 - Code of Conduct Matter	The nature of the interest is not included due to the confidential nature of the matter being considered.
Cr C Kulczycki	14.2 - Code of Conduct Matter	The nature of the interest is not included due to the confidential nature of the matter being considered.

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

4.1 Announcements

Nil.

4.2 Disclaimer

6.35pm 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

6.36pm 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.

5.1 Ms J Gee, Cloverdale

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, the Presiding Member refused Ms Gee's request to make a submission in relation to Item 14.2 as it was not demonstrated to the Presiding Member's satisfaction that Ms Gee was directly affected by the matter.

6.39pm The Presiding Member closed Public Submission Time.

6 Ordinary Council Meeting Agenda for meeting to be held on 27 February 2024

6.1 Agenda items for review

Cr Kulczycki disclosed at Item 3 of the Programme "Disclosure of Interest" an Impartiality Interest in the following item in accordance with Regulation 22 of the *Local Government (Model Code of Conduct) Regulations 2021*.

OCM Item 12.1

Activity Centre Planning Strategy - Final Adoption

Deputation Presentation

Mr Casselton on behalf of Belmont Forum Shopping Centre spoke in support of the Officer Recommendation, noting some areas of concern.

(Refer Tabled Attachment 6.1.1 for further information).

Ms Davison on behalf of Perth Racing spoke against the Officer Recommendation.

(Refer Tabled Attachment 6.1.2 for further information).

Ms Gee spoke against the Officer Recommendation.

Officer Presentation

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

- Overview

OCM Item 12.1

Activity Centre Planning Strategy - Final Adoption

- Public Advertising
- Aboriginal Heritage Registered Sites
- Traffic Modelling
- R-AC0 Density Code - Eastgate Neighbourhood Centre
- Belmont Town Centre - Precinct Structure Plan
- Belmont Town Centre - Urban Open Space
- Cash in Lieu for Parking
- Redcliffe Station Neighbourhood Centre
- Golden Gateway Local Centre - Activity Centre Location
- Golden Gateway Local Centre - Activity Centre Floorspace
- Perth Racing Landholdings - Bulky Goods Showrooms
- Mapping Updates
- Officer Recommendation
- Questions?

(Refer Tabled Attachment 6.1.3 for further information).

Notes from Forum

- The strategy is an overarching document that is intended to guide the future development of activity centres. Many of the actions are to investigate and further liaise. Topics raised by Belmont Forum will be investigated with them as the dominant landowner.
- It is up to Council to determine whether or not it is appropriate to adopt the strategy at next week's Council Meeting. The purpose of the Perth Racing briefing in two weeks' time is to look at the Local Structure Plan they are proposing for the site.
- There is flexibility within the strategy. The structure plan for The Springs included limited retail. The retail needs analysis that was

OCM Item 12.1

Activity Centre Planning Strategy - Final Adoption

submitted by developers showed that the precinct required more retail. That is why the proposal was approved with convenience retail, which was not included under the structure plan.

- Bulky goods showrooms would fall within the local structure planning work that Perth Racing intend to pursue to demonstrate how that would work within the precinct.
- The "Forrest Entry" that Belmont Forum built near Wright Street is a form of Urban Open Space as it creates a space for people to dwell. The strategy talks about exploring how urban open space can occur within the precinct.
- The preparation of a Precinct Structure Plan will not be forced on anyone.
- The Activity Centre Planning Strategy will be updated to reflect the City's new style guide.
- Paid parking needs to be investigated in the future. If it reaches a point where parking demand is mature enough that it requires control that includes payment of parking, that will be brought to Council for a decision. At this point, the Strategy itself does not actually do anything, it just sets a direction for Council to explore down the track.

Further Information to be Provided

- The Director Development and Communities undertook to investigate whether it is appropriate for the investigations to improve public realm through increased tree planting be targeted towards the medium to long term future when community feedback indicates it's a concern today.
- The Director Development and Communities undertook to provide further information on the 'pay as you go' system used in The Springs and where else that system is used within the Perth Metropolitan area.
- The Director Development and Communities undertook to investigate whether Council can remove sections of the Strategy and vote on individual parts.

Cr Sessions disclosed at Item 3 of the Programme “Disclosure of Interest” an Impartiality Interest in the following item in accordance with Regulation 22 of the *Local Government (Model Code of Conduct) Regulations 2021*.

OCM Item 12.2

Proposed - Local Planning Policy No. 19 – Short-term rental accommodation

Deputation Presentation

Nil.

Officer Presentation

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

- What is Short-Term Rental Accommodation (STRA)?
- Background
- Background Research
- STRA Registration Scheme
- Policy Objectives
- Policy Application
- Location Criteria
- Instances when STRA will not be supported
- Car Parking
- Amenity Considerations
- Conditions of Approval
- Next Steps
- Questions

Notes from Forum

- It is necessary to consider all the policy objectives collectively, e.g. public transport and being near existing tourism accommodation. According to the City’s study and analysis, when

OCM Item 12.2

Proposed - Local Planning Policy No. 19 – Short-term rental accommodation

considered collectively, this is the land near or on Great Eastern Highway, which is why it is proposed for that location.

- The 350m² provision has been included because in the City's experience in a confined living environment, living amenity is more likely to be impacted due to the limited area.
- Only 11 holiday homes have been approved in the City of Belmont, the vast majority are operating without approval. When the state government framework requiring registration is introduced, homeowners are likely to apply to the City for approval, that is why this policy is being introduced.
- As this use has continued to evolve, there have been many complaints, and these have only increased. Complaints occur across the board, on both large and small properties. Those amenity impacts are amplified in smaller properties such as apartments. Many group dwellings and smaller properties share common property which can bring additional issues.
- The impact on the school was not evaluated. Each application will be considered on a case by case basis. If a proposal is submitted within that area, it will be considered but does not have to be approved.
- The *Planning and Development Act (WA)* sets out a variety of enforcement options. The City generally begins with an informal compliance approach such as asking them to cease operation and apply for approval. The City can also issue a direction notice to cease operations or proceed with prosecution.
- The City is not creating a concentration in that area, that land use can already occur in that area.
- If an STRA holiday home is going well, the guidelines state that they can be granted a three-year approval. It becomes an administrative burden if applicants need to come to the City for approval every year.
- The area between Brighton Road and Tanunda Drive is largely multiple dwellings and shown as within the preferred area. The area itself is still said to meet the strategic rationale of the objective. It does apply to short term rentals and serviced apartments. Serviced apartments would be something considered if the applicant had strata approval. The City would need to go through a detailed planning process for suitability for that.

OCM Item 12.2

Proposed - Local Planning Policy No. 19 – Short-term rental accommodation

- The policy does set out specific provisions that the City would want to see in the Management Plan and Code of Conduct. The City have tried to strike a balance between not being overly prescriptive therefore leaving it to applicants to show how they can meet those provisions. The City can investigate implementing a template if required in the future.
- Stays of up to three months within a 12 month period is consistent in the WA Planning Framework and it is reflected in the guidelines that were released. The same definition for short term accommodation is used in the City's Planning Scheme. Someone could stay for a three-month stint or visit for one week every month over a year.
- The short term accommodations that are approved would have the condition for a Management Plan which would include the requirement for complaints to be logged.
- The area in red is the result of the locational criteria, that is simply where they may be entertained, each application will be looked at on a case by case basis. Applications outside the red area can still be submitted, if the application does not meet the objectives contained within the policy, the City would move towards refusal.
- Currently the holiday home use can be considered anywhere within the City. This policy confines it to a certain area, although this land use is very small in the larger context. People in the designated zone have already been able to apply for a short term accommodation approval but there have been very limited applications in this area.
- The resolution satisfies the statutory obligation for advertising and community consultation although the City can investigate further methods.
- The policy excludes caravan parks as they are classed as tourist accommodation and are subject to caravan park regulations.

Further Information to be Provided

- The Manager Planning Services undertook to provide rental statistics for Rivervale.

OCM Item 12.2

Proposed - Local Planning Policy No. 19 – Short-term rental accommodation

- The Manager Planning Services undertook to investigate whether everyone within the red area will be receiving letters advising them of the proposed policy.

OCM Item 12.3

Scheme Amendment 22 - Amendments to the land use permissibility of Warehouse in the Mixed Use zone

Deputation Presentation

Nil.

Officer Presentation

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

- Location - Mixed Use Zone
- Proposed Amendment
- Background
- Strategic Intent for GEH
- Characteristics of Warehouse Land Use
- Context of 'Mixed Use' zone
- Amendment classifications
- Officer recommendation
- Questions?

Notes from Forum

- The investigation of other land uses would be something that will occur through the Great Eastern Highway (GEH) Corridor Strategy. Due to the recent refusal by the Joint Development Assessment Panel and some of the enquiries for such land uses

OCM Item 12.3

Scheme Amendment 22 - Amendments to the land use permissibility of Warehouse in the Mixed Use zone

that occurred shortly after, there was a need to progress with a level of speed to get this amendment in place.

- The preference is to keep the scheme amendment for warehouses separate in order to minimise the risk that the amendment is not supported in the complications of the service station zoning. The reality is that whilst service stations were popular a few years ago, it has now evolved to self-storage warehouses as seen now. It is recommended to keep the scheme amendment as standalone so that the focus is on dealing with this particular issue.
- Warehouses can occur in the mixed business zones and industrial zones which are significant areas of land.

Further Information to be Provided

Nil.

8.20pm The Manager Planning Services, Coordinator Planning Projects and Senior Planning Officer departed the meeting and did not return.

Note:

The Presiding Member advised that in accordance with Section 5.23(2) (e) of the *Local Government Act 1995 (WA)* if there was any discussion or debate on the Confidential Attachments for Item 12.4, Council would need to go behind closed doors.

OCM Item 12.4

Tender 09-2023 - Belvidere Street Revitalisation Design

Deputation Presentation

Nil.

OCM Item 12.4

Tender 09-2023 - Belvidere Street Revitalisation Design

Officer Presentation

Nil.

Notes from Forum

Nil.

Further Information to be Provided

Nil.

OCM Item 12.5

Request for Rate Exemption - Gumala Investments Pty Ltd for 2/255 Fulham Street, Cloverdale 6105; 2/274 Belmont Avenue, Kewdale 6105 AND 3/274 Belmont Avenue, Kewdale 6105

Deputation Presentation

Nil.

Officer Presentation

- Rate exemptions do not include rubbish collection, the City continues to recover waste charges.

Notes from Forum

Nil.

Further Information to be Provided

Nil.

OCM Item 12.6

Request for Rate Exemption - Australian Executor Trustees for 318 Epsom Avenue, Cloverdale, 6105 and 3/42 McGlinn Way, Cloverdale 6105

Deputation Presentation

Nil.

Officer Presentation

Nil.

Notes from Forum

- It is not sustainable for the City to be granting rate exemptions.
- There has not been any progress from WALGA regarding rate exemptions. WALGA were asked to raise the issue with State Government, but indications are that State Government are not interested in this issue.

Further Information to be Provided

- The Director Corporate and Governance undertook to investigate how many properties in the City of Belmont have a rate exemption.

OCM Item 12.7

Accounts for Payment December 2023

Deputation Presentation

Nil.

Officer Presentation

- The Motorpass charges on page 373 are for November and are mostly for fuel for the City's light and heavy motor vehicle fleet.
- Mrs Godfrey was refunded election fees as there are rules for failed candidates if they receive a certain percentage of votes they are refunded their nomination fees.

OCM Item 12.7

Accounts for Payment December 2023

Notes from Forum

Nil.

Further Information to be Provided

Nil.

CM Item 12.8

Accounts for Payment January 2024

Deputation Presentation

Nil.

Officer Presentation

Nil.

Notes from Forum

Nil.

Further Information to be Provided

Nil.

OCM Item 12.9

Monthly Financial Report for December 2023

Deputation Presentation

Nil.

Officer Presentation

Nil.

Notes from Forum

Nil.

Further Information to be Provided

Nil.

OCM Item 12.10

Monthly Financial Report for January 2024

Deputation Presentation

Nil.

Officer Presentation

Nil.

Notes from Forum

Nil.

Further Information to be Provided

Nil.

OCM Item 12.11

Statutory Compliance Audit Return 2023

Deputation Presentation

Nil.

Officer Presentation

Nil.

Notes from Forum

Nil.

Further Information to be Provided

Nil.

CITY OF BELMONT

Version Date: 03/07/23

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.

Name	Murray Castleton
Address	element, 191 St Georges Terrace, Perth
Business, Organisation or Group (if presenting on behalf of)	Belmont Forum Shopping Centre Pty Ltd

Agenda Briefing Forum Date:	20 February 2024	Report Item No. referred to:	12.1 Activity Centre Plannin
Please tick the appropriate box below to indicate what type of presentation you wish to make.		<input type="checkbox"/> Submission	<input checked="" type="checkbox"/> Deputation
Are you speaking in support or opposition to the matter? Please tick appropriate box.		<input checked="" type="checkbox"/> Support	<input type="checkbox"/> Oppose

Please write a brief overview of your 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.

The Activity Centre Planning Strategy recommends a wide range of actions aimed at bringing local planning policies, zoning, density and land uses into line with contemporary planning documents. element, on behalf of the landowner supports this approach however there are concerns in relation to:

- the requirement for the landowner to prepare a Precinct Structure Plan for the Belmont Town Centre.
- the suggestion of an urban open space being identified on the Belmont Forum site; and
- the investigation of a payment in lieu of parking plan for the centre.

Additional space provided overleaf if required. Please tick box if continued overleaf

CITY OF BELMONT

Version Date: 03/07/23

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.

Name	Ms Danielle Davison - Davison Advisory Services
Address	PO Box 40, Melville WA 6956
Business, Organisation or Group (if presenting on behalf of)	Perth Racing (on behalf of)

Agenda Briefing Forum Date:	20 February 2024	Report Item No. referred to:	12.1
Please tick the appropriate box below to indicate what type of presentation you wish to make.		<input type="checkbox"/> Submission	<input checked="" type="checkbox"/> Deputation
Are you speaking in support or opposition to the matter? Please tick appropriate box.		<input type="checkbox"/> Support	<input checked="" type="checkbox"/> Oppose
Please write a brief overview of your 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.			
<p>Davison Advisory Services acts on behalf on Perth Racing, and along with planning consultants Rowe Group, prepared a submission in relation to the City of Belmont Activity Centres Planning Strategy ('ACPS').</p> <p>Council is being asked to consider final adoption of the ACPS at the upcoming 27 February 2024 meeting. We have read the agenda and have several concerns with the Officer's response to our submission, as summarised below.</p> <ol style="list-style-type: none"> 1. Misrepresentation (or misunderstanding) of Perth Racing's development aspirations and expectations on the intended activity centre boundary and retail floorspace distribution. 2. The Golden Gateway Structure Plan has been used as a reference in the ACPS, however due to landownership and membership of Perth Racing, the Golden Gateway Structure Plan proposal for mixed use/high density residential will not (and cannot) be developed on Perth Racing's land, and simply does not reflect future land use of Perth Racing's landholdings. 3. Inconsistencies within the Strategy document with referencing the activity centre hierarchy and appropriate maximum retail floorspace in the precinct. 4. Limited recognition or analysis of the complicating factors with developing the City's proposed activity centre core along Daly Street. 5. The City's position on bulky goods showrooms being at odds with State Planning Policy. 			
Additional space provided overleaf if required. Please tick box if continued overleaf			<input checked="" type="checkbox"/>

Public Submission Time and Deputation Proforma Continued

Our observations from the report, as it relates to the Golden Gateway activity centre, is a clear failure to apply long-term strategic planning to the distribution of retail floorspace, the classification of activity centres, and the practicalities on delivering a robust centres. We consider that it is important that the ACPS leads the structure planning process, rather than having existing structure planning work dictate future strategic direction.

Perth Racing's landholdings present a significant opportunity to deliver the 'core' of the Golden Gateway activity centre through the development of small-scale convenience retailing. This will in turn support the ongoing viability of Ascot Racecourse through the generation of income streams for Perth Racing.

We welcome our upcoming opportunity on 5 March 2024 to brief the Mayor and Councillors on Perth Racing's development aspirations, and implications for planning within the Golden Gateway Precinct. We believe that this briefing will assist the Councillors with their decision making on the ACPS, and therefore request that a decision on this matter be deferred until this briefing session.

DEFINITIONS

'Submission' is defined as a presentation made to an Agenda Briefing Forum by an individual member of the public, who can demonstrate that they are directly affected (whether adversely or favourably) by a matter on the attached Ordinary Council Meeting Agenda. A submission may be made at this time in accordance with the Rules of Public Submission Time and Deputations. With the exception of the Presiding Member, no interaction between Councillors and the presenter is permitted.

'Deputation' is defined as a presentation made to an Agenda Briefing Forum by members of the public, whether as an individual or a group of up to five people, who can demonstrate that they are directly affected (whether adversely or favourably) by a matter on the attached Ordinary Council Meeting Agenda. A deputation will cause the relevant agenda item to be reviewed by the forum, at which time a presentation can be made in accordance with the Rules of Public Submission Time and Deputations. Interaction between Councillors and the presenter(s) is allowed with the permission of the Presiding Member. The person / people requesting a deputation will need to provide the Presiding Member with prior notice of a request to make a deputation.

Activity Centre Planning Strategy

20 February 2024 Agenda Briefing Forum



City of
Belmont



City of
Opportunity

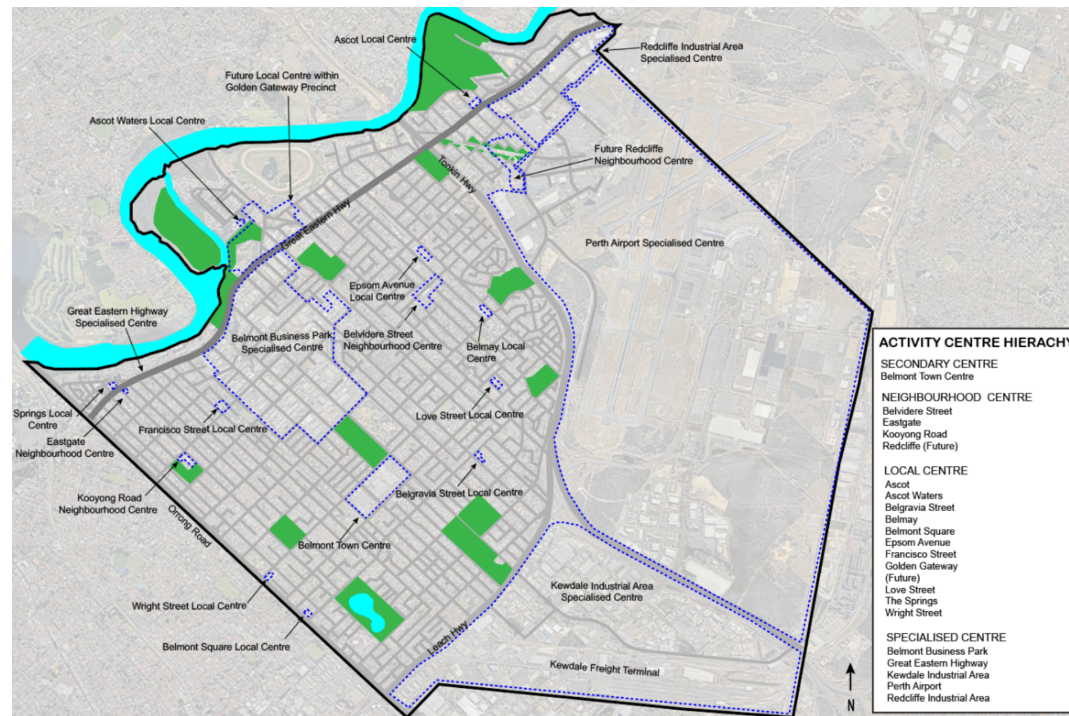
Overview



Prepared to guide the future role and function of the City's activity centres

Includes actions relating to:

- Zoning
- Density
- Movement
- Place



Public Advertising



- 26 Sep 2023: Council endorsed draft ACPS for advertising.
- Advertised from 19 Oct to 16 Nov 2023 (28 days).
- 25 submissions received.

CITY OF BELMONT



Contribute to our Activity Centre Strategy

We've drafted an Activity Centre Planning Strategy to ensure our local shops and industrial areas stay up to date with community needs and town planning best practices.

Visit Belmont Connect by 5pm Thursday 16 November 2023
to have your say: connect.belmont.wa.gov.au/ACPS

Aboriginal Heritage Registered Sites



- ACPS is a strategic document, with no impact on Aboriginal Heritage.
- Site 16694 is in Perth Airport Estate.
- Perth Airport has a framework to assess Aboriginal Heritage impacts for developments – Partnership Agreement (2009).

Traffic Modelling



- ACPS is a broad guide for coordinating activity centres. It lays the groundwork for further detailed planning.
- Traffic studies may be required as part of future structure plans or development applications.

R-ACO Density Code - Eastgate Neighbourhood Centre



- Submission requests R-ACO code be applied instead of R-AC1 - provides for preparation of a site specific planning tool (e.g. Local Development Plan).
- Officers support tailored planning controls for the site (e.g. augmented rear setback).
- Explore R-AC1 or R-AC0 density code through preparation of new local planning scheme.
- For consistency, an R-ACO code will be investigated for Ascot Local Centre.



Belmont Town Centre – Precinct Structure Plan



- Submission opposes PSP preparation.
- SPP 4.2 mandates PSP for secondary centres.
- Crucial for holistic centre development.
- Recent scheme amendment highlights necessity of a PSP.
- Belmont Forum, the main landowner, should take the lead.
- Officers will liaise with Belmont Forum regarding this.

Belmont Town Centre – Urban Open Space



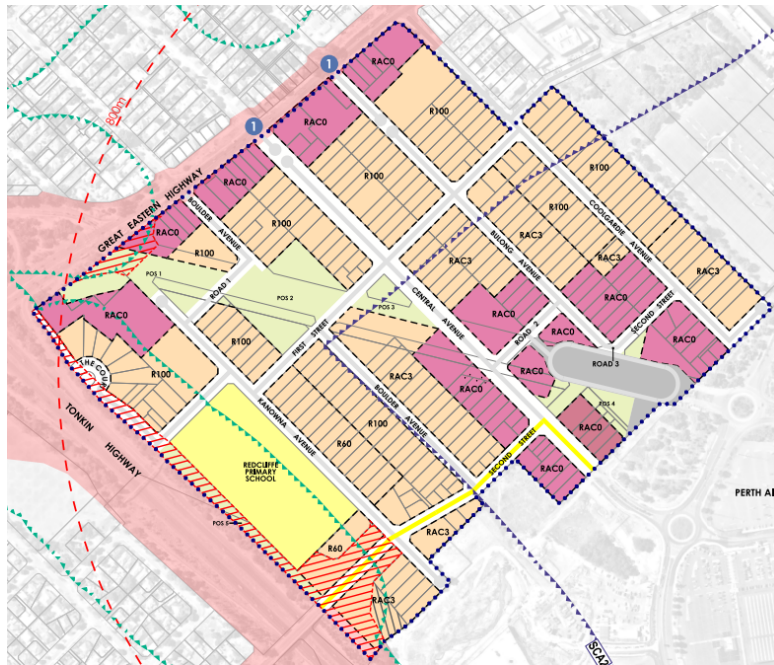
- Submission opposes the investigation of Urban Open Space in the Town Centre – impact on retail expansion
- Encouraged by SPP 7.2.
- The ACPS action is for investigation within the Town Centre boundary (includes private land and/or the road reserve).
- Specific location to be explored through preparation of PSP or local planning scheme.

Cash in Lieu for Parking



- Submissions relating to Eastgate and Belmont Town Centre questioned cash in lieu of parking plans.
- City may impose payment in lieu conditions for parking shortages.
- A plan is needed to specify how the funds will be allocated.
- ACPS only proposes to investigate. This will occur when there is a better understanding of the future planning of these centres.

Redcliffe Station Neighbourhood Centre



- Submission from Perth Airport aims for minimal retail floorspace outside Perth Airport Estate.
- The RNA supports a level of commercial development.
- Improvement Plan No. 45 aims to establish a mixed use TOD (incorporating retail, residential, and commercial uses).
- Perth Airport will have the opportunity to submit their input when the Improvement Scheme is advertised.

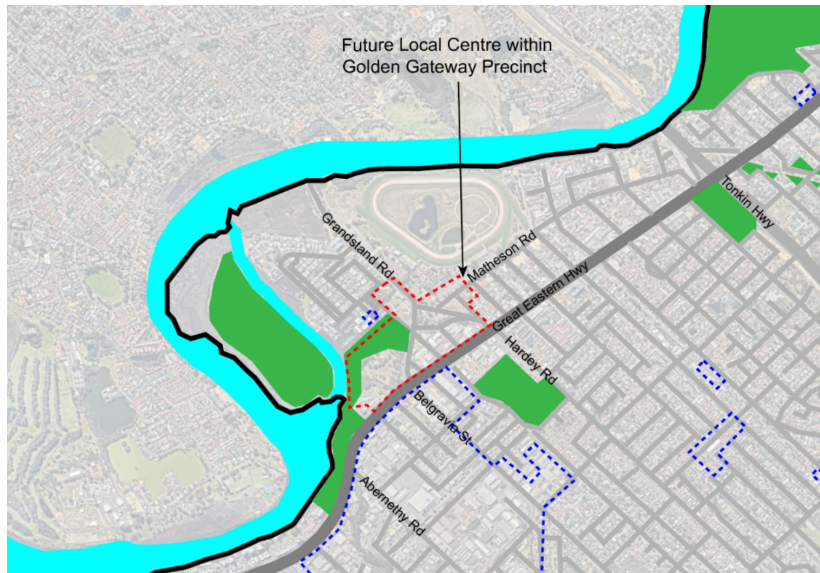
Golden Gateway Local Centre – Activity Centre Location



- Submission requests that the local centre is moved to Perth Racing landholding.
- Adequate land is available along Daly Street.
- Structure Plan identifies the centre in the core of the precinct along a Main Street.
- Perth Racing intend to be excised from Structure Plan Area – Future planning uncertain at this stage.



Golden Gateway Local Centre – Activity Centre Floorspace



- Submission requests 'neighbourhood centre' designation with 7,000 sqm retail space.
- RNA - Additional 2,700-3,000 sqm retail space needed.
- Gradual precinct development; suggests a 1,200 sqm centre designation is appropriate in the first instance.
- Following further residential development it may be appropriate to review this through a Needs Assessment or Net Benefit Test.

Perth Racing Landholdings – Bulky Goods Showrooms



- Submission expresses intent to develop bulky goods showrooms immediately adjacent to an activity centre on Resolution Drive.
- More suitable locations within the City of Belmont for this use to establish (e.g. Belmont Business Park).
- Before considering the suitability of specific land uses it is appropriate for Perth Racing to progress their planning work.

Mapping Updates



- Several submissions requested enhanced clarity.
- Officers have implemented mapping updates where required.

Officer Recommendation



1. Rescind the Local Commercial Strategy 2008
2. Adopt the Activity Centre Planning Strategy
3. Direct the Chief Executive Officer to:
 - a) Notify each owner and occupier within Activity Centres of Council's resolution.
 - b) Notify those who made a submission of Council's resolution.
 - c) Display the adopted Activity Centre Planning Strategy on the City's website.
 - d) Make any further minor administrative amendments/layout changes as required prior to publication

Questions?



Thank you

Manager Planning Services, Alex Bott

Acting Coordinator Planning Projects, Benjamin Houweling



Draft Local Planning Policy 19 - Short-Term Rental Accommodation

20 February 2024 Agenda Briefing Forum



City of
Belmont



City of
Opportunity

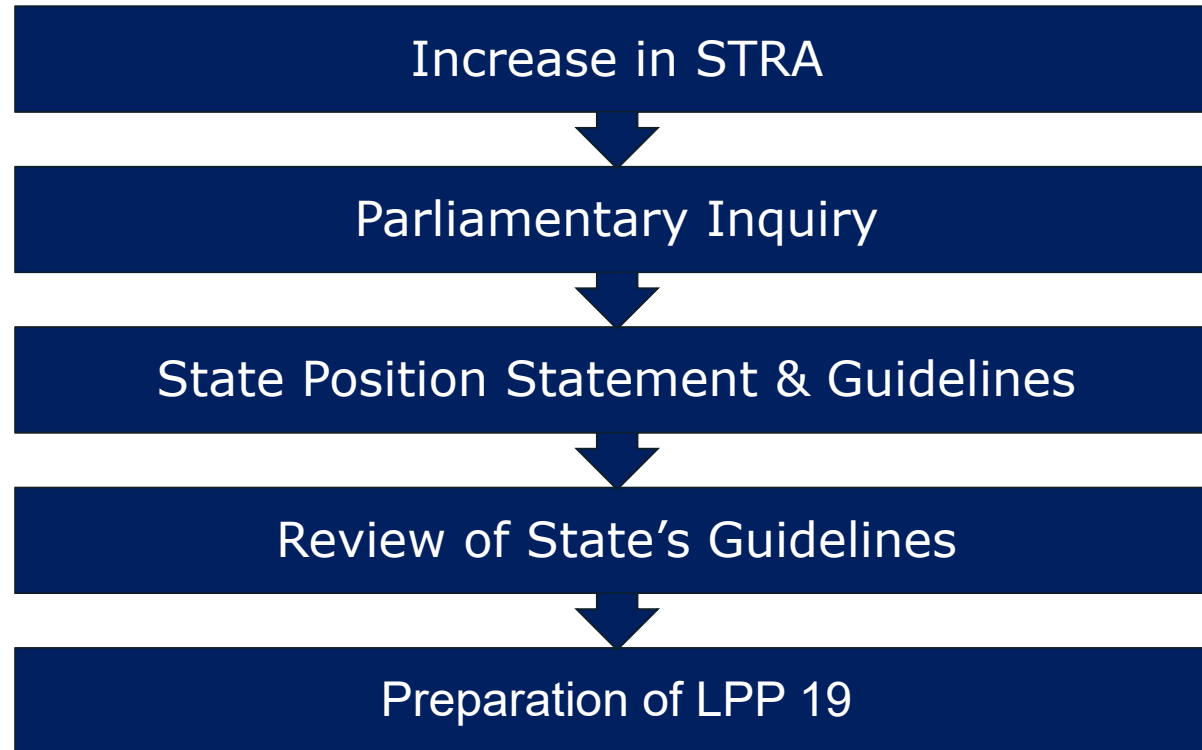
What is Short-Term Rental Accommodation?



- Term used for:
 - Holiday House
 - Bed and Breakfast
 - Serviced Apartment
 - Max 3 months in any 12 months.
- Does not include:
 - Hotel
 - Motel
 - Caravan Park.



Background



Background Research



Existing Tourist Accommodation

- 1400 hotel, motel, and serviced apartment rooms, adjacent to GEH
- Tourist accommodation adjacent to GEH is not fully utilised
- There is not a shortfall of tourist accommodation that STRA needs to supplement



Long Term Housing and Rental Market

- 44% of the City's population is renting (2021)
- Experiencing highest weekly rental prices (2024)
- Significantly low rental vacancy rate of 0.2% (2024)



Tourism Attractions & Services

- GEH is a major access route
- Connection to Perth City, Perth airport, the racecourse, and more

STRA Registration Scheme



- Organised through DEMIRS
- Anticipated the register will open in mid-2024
- All STRA providers (both hosted and un-hosted) required to register their property by 1 January 2025.
- STRA providers will however have until 1 January 2026 to provide evidence of their compliance with local planning requirements, in order to remain registered.

Policy Objectives



Objective 1

Provide Guidance & Standards for operators

Objective 2

Ensure appropriate location near GEH and public transport

Objective 3

Reduce impacts on character & amenity of residential areas

Objective 4

Safeguard affordable & available long-term dwellings

Objective 5

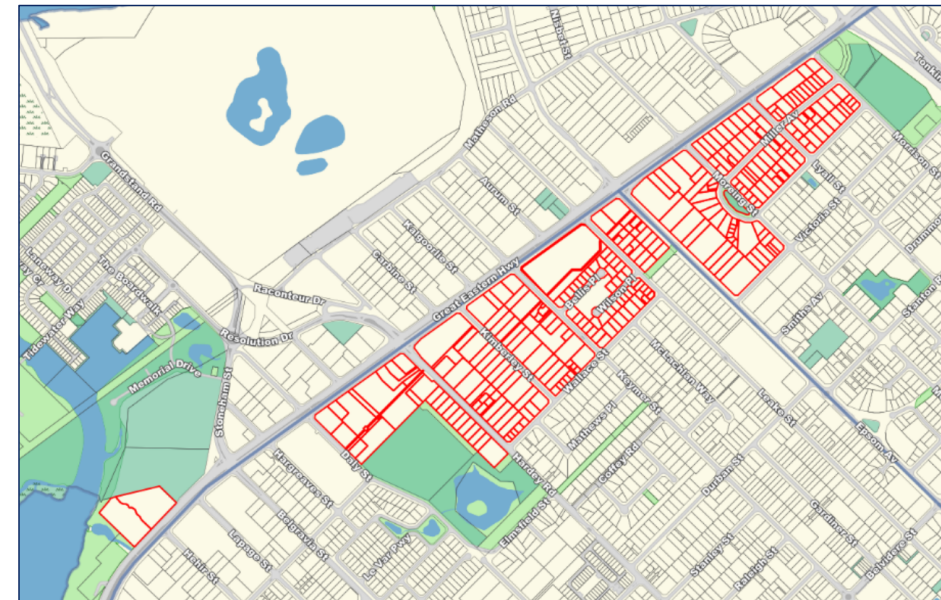
Promote development above base density coding in flexible density coded areas to ensure provision of long-term housing stock

Policy Application



- LPS 15 Land Uses classified in LPP 19 as STRA:
 - Bed and Breakfast
 - Holiday Accommodation
 - Holiday House
 - Serviced Apartment
 - Short-Stay Accommodation.
- Not intended to apply to traditional tourist accommodation, or other forms of temporary accommodation as their management is very different.

Location Criteria



Instances when STRA will not be Supported



- Outside designated area.
- Multiple dwelling proposals, unless all units are changed to STRA.
- Grouped dwellings on lots smaller than 350 square metres.
- Residential flexible density coded sites developed above the base density.

Car Parking



- All minimum parking requirements are to be provided on site.
- Strata and community title developments are prohibited from using visitor parking to meet minimum on site provisions.
- A TIS or TIA must be provided when required by the DPLH TIA Guidelines.

Dwelling Type	Location A (Within 250m of a high frequency bus route or 800m of a train station).	Location B (Not within Location A).
1 bedroom dwellings	1 bay per dwelling	1 bay per dwelling
2+ bedroom dwellings	1 bay per dwelling	2 bays per dwelling

Amenity Considerations



Proposals need to demonstrate the use will not detrimentally affect surrounding permanent residential land uses.

Accompanying information required with STRA development applications:

- Management Plan;
- Code of Conduct;
- Management contact details;
- Complaints Register (if proposing to amend or extend an existing approval); and
- Strata approval (if applicable).

Conditions of Approval



Makes it clear the City will may apply conditions in respect to:

- Maximum 6 guests at any one time.
- Whole property is to be rented as one booking only.
- Length of stay.
- Check in times and procedures.
- Implement the approved Management Plan to the satisfaction of the City.
- Distribution of contact number.
- A complaint register and outline measures taken to address any complaints.
- Initial 12-month time approval.

Next Steps



Draft Policy presented to Council for endorsement to publicly advertise.



Review the Policy having regard to any submissions made.



Present final Policy to Council for Adoption.

Questions?



Thank you

Coordinator Planning Projects, Chantelle Gilbert



Scheme Amendment 22

20 February 2024 - Agenda Briefing Forum



City of
Belmont



City of
Opportunity

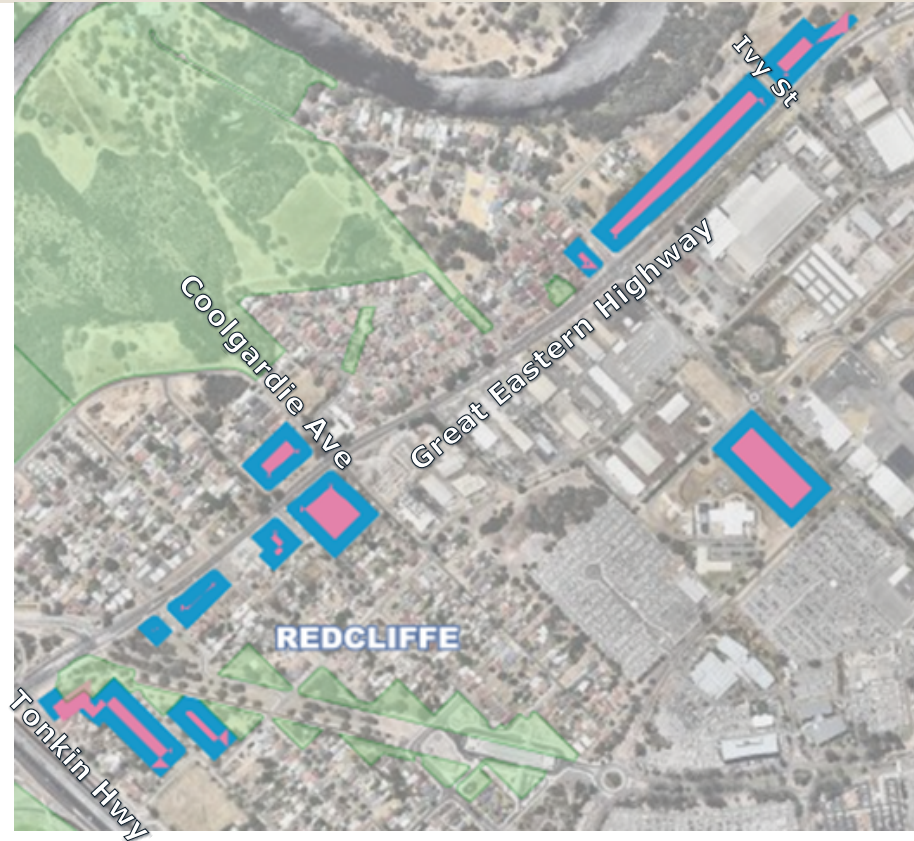
Location – Mixed Use Zone



Location – Mixed Use Zone



Location – Mixed Use Zone



Proposed Amendment



- The amendment proposes to:
 - Modify Table 1 of LPS 15 to designate 'Warehouse' as an 'X' use in the 'Mixed Use' zone.
 - Amend the 'Mixed Use' zone objective and 'Warehouse' land use definition to be consistent with the State Government's Model Provisions.

Background



- The City has experienced an increase in applications for Warehouses seeking to establish along Great Eastern Highway (GEH), including within the 'Mixed Use' zone.
- 'Warehouse' can currently be considered in the 'Mixed Use' zone as it is a 'D' use.
- Considered the characteristics of the use and its built form are inconsistent with the intent of the 'Mixed Use' zone.

Strategic Intent for GEH

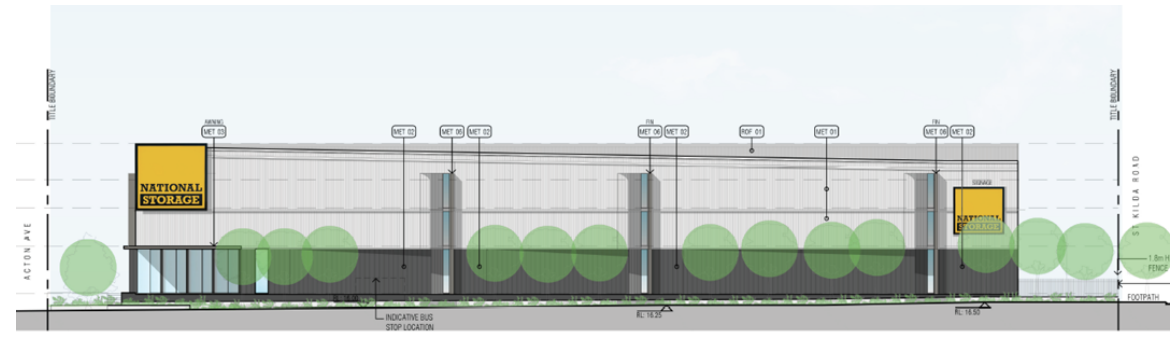


- *Perth and Peel @ 3.5 Million* – Details that focus should be given to increased residential densities and mixed land uses along urban corridors.
- Draft GEH Urban Corridor Strategy aims to transform GEH into a high amenity urban boulevard with varied land uses.
- ‘Mixed Use’ zone objective contained within the Model Provisions:
*"To provide for a wide variety of **active uses** on street level which are compatible with residential and other non-active uses on upper levels."*

Characteristics of Warehouse Land Use



- Undesirable built form for Mixed Use zone:
 - Large floor area
 - Large blank facades
- Low employee and customer numbers
- Limited activation of the use and to the street
- Lack of compatibility and integration with other sites



Context of 'Mixed Use' zone



Context of 'Mixed Use' zone



Context of 'Mixed Use' zone



Amendment classification



- The proposed amendment is classed as a 'complex' amendment for the following reasons:
 - The amendment is not consistent with the 2011 Local Planning Strategy. This Strategy identifies 'Warehouse' as an appropriate use in the 'Mixed Use' zone.
 - The amendment is not a standard or basic amendment.

Officer recommendation



- 'Warehouse' is no longer considered a desirable land use in the 'Mixed Use' Zone
- There is significant areas in the City where the use is appropriate. In comparison, there is only have a small area of 'Mixed Use' zoned land
- Recommended Council adopt the amendment for the purpose of advertising.

Questions?



Thank you

Manager Planning Services, Alex Bott



Note:

The Presiding Member advised that in accordance with Section 5.23(2)(b) of the *Local Government Act 1995 (WA)* in order to discuss Confidential Item 7.1 Council will need to go behind closed doors.

8.29pm Sekulla moved, Carter seconded that in accordance with Section 5.23(2)(b) of the *Local Government Act 1995 (WA)*, the meeting proceed behind closed doors to discuss Confidential Item 7.1 - Nomination for Honorary Freeman of the City.

Carried 9 votes to 0

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

Against: Nil

8.29pm Members of the public gallery departed the meeting.

8.29pm The Manager Public Relations and Stakeholder Engagement departed the meeting and did not return.

7 Matters for which the meeting may be closed

Mayor Rossi, Cr Sessions, Cr Sekulla, Cr Vijay, Cr Ryan, Cr Marks, Cr Carter, Cr Davis and Cr Kulczycki disclosed at Item 3 of the Programme “Disclosure of Interest” an Impartiality Interest in the following item in accordance with Regulation 22 of the *Local Government (Model Code of Conduct) Regulations 2021 (WA)*.

7.1 Nomination for Honorary Freeman of the City – Confidential Matter in accordance with *Local Government Act 1995 (WA)* Section 5.23(b)

OCM Item 14.1

Nomination for Honorary Freeman of the City – Confidential Matter in accordance with *Local Government Act 1995 (WA)* Section 5.23(b)

Deputation Presentation

Nil.

OCM Item 14.1

Nomination for Honorary Freeman of the City – Confidential Matter in accordance with *Local Government Act 1995 (WA)* Section 5.23(b)

Officer Presentation

Nil.

Notes from Forum

(Refer Agenda Briefing Forum Matrix – Confidential Matters for further information).

Further Information to be Provided

Nil.

Mayor Rossi, Cr Sessions, Cr Sekulla, Cr Vijay, Cr Ryan, Cr Marks, Cr Carter, Cr Davis and Cr Kulczycki disclosed at Item 3 of the Programme “Disclosure of Interest” an Impartiality Interest in the following item in accordance with Regulation 22 of the *Local Government (Model Code of Conduct) Regulations 2021 (WA)*.

7.2 Code of Conduct Matter – Confidential Matter in accordance with *Local Government Act 1995 (WA)* Section 5.23(h)

OCM Item 14.2

Code of Conduct Matter – Confidential Matter in accordance with *Local Government Act 1995 (WA)* Section 5.23(h)

Deputation Presentation

Nil.

Officer Presentation

Nil.

OCM Item 14.2

Code of Conduct Matter – Confidential Matter in accordance with Local Government Act 1995 (WA) Section 5.23(h)

Notes from Forum

Nil.

Further Information to be Provided

Nil.

8.49pm Sessions moved, Sekulla seconded, that the meeting again be open to the public.

Carried 9 votes to 0

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

Against: Nil

8.51pm The meeting came out from behind closed doors. No members of the public returned to the meeting.

8.51pm The Chief Executive Officer, Director Infrastructure Services, Director Development and Communities, Senior Governance Officer and Governance Officer returned to the meeting.

8 Closure

There being no further business, the Presiding Member thanked everyone for their attendance and closed the meeting at 8.51pm.