



## **Agenda Briefing Forum**

# **Matrix**

21 October 2025



CITY OF BELMONT

Agenda Briefing Forum

Matrix

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## **Tabled Attachments Index**

Attachment 5.1.1 – Item 5.1 (12.1) refers

## **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.

**Elected Members are reminded to retain the Ordinary Council Meeting Agenda and any confidential papers for deliberations at the next Ordinary Council Meeting.**

**Matrix from the Agenda Briefing Forum held in the Council Chamber of the City of Belmont Civic Centre, 215 Wright Street, Cloverdale on Tuesday 21 October 2025 commencing at 6:30pm.**

# Matrix

## Present

Mayor R Rossi, JP (Presiding Member)	Mayor
Cr D Sessions (Deputy Mayor)	West Ward
Cr G Sekulla, JP	Central Ward
Cr J Harris	Central Ward
Cr B Ryan	East Ward
Cr Abedin	South Ward
Cr J Davis	South Ward
Cr C Kulczycki	West Ward

## In attendance

Mr S Downing	Acting Chief Executive Officer
Mr W Loh	Director Development and Communities
Ms S Jessop	Acting Director Corporate and Governance
Mr S Morrison	Acting Director Infrastructure Services
Ms D Dabala	Manager Governance and Legal
Ms G Carter-Nguyen	Manager Public Relations and Stakeholder Engagement
Ms C Gilbert (dep. 7:05pm)	Acting Manager Planning Services
Mrs J Cherry-Murphy	Coordinator Governance
Mr N Reddy (dep. 7:05pm)	Acting Coordinator Planning
Ms S Bell	Senior 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 Marks (apology)  
Mr J Christie (apology)  
Mr M Murphy (apology)

East Ward  
Chief Executive Officer  
Director Infrastructure Services

### **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 as no members of the public were in the Gallery, the Presiding Member closed Public Submission Time.**

# 5 Ordinary Council Meeting Agenda for meeting to be held on 28 October 2025

## 5.1 Agenda items for review

### OCM Item 12.1

#### Development Application for 13 Multiple Dwellings – Lot 60 (26) Beverley Road, Cloverdale

##### Deputation Request

Nil.

##### Officer Presentation

The Acting Coordinator Planning 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
- Side and Rear Setbacks
- Communal Open Space
- Public Domain Interface
- Recommendation

(Refer Tabled Attachment 5.1.1 for further information).

##### Notes from Forum

- Beverley Road currently has some three-storey properties, but local R-Codes permit up to four storeys.
- City Officers are unaware of any pending applications or other four-storey developments on Beverley Road.
- According to the R-Codes, a minimum of 78 square metres of open space is required; however, the applicant was able to provide only 58 square metres. Nevertheless, in this case, the application satisfied the objectives established by City Officers.
- Should this development application be refused, it is likely to proceed to the State Administrative Tribunal and may subsequently return to Council for reconsideration with revised plans.

## **OCM Item 12.1**

### **Development Application for 13 Multiple Dwellings – Lot 60 (26) Beverley Road, Cloverdale**

- A condition is included for the Waste Management Plan to be updated to account for changes in bin quantities and collection schedules. City Officers reviewed the available space for bin placement and determined that it was adequate. The Waste Management Plan can be amended to meet the City's requirements.
- The development provides 12 parking bays for 13 dwellings, taking into account local parking availability. Applications that comply with R-Code requirements typically cannot be adjusted regarding parking bay numbers. The City follows R-Code standards and does not mandate additional parking beyond these guidelines.
- The Design Review Panel (DRP) will provide comments based on ten design principles within the State Planning Document, and do not necessarily look at the requirements under the R-Codes. Conversely, the City's recommendations are made on R-Codes, balancing alongside the comments made by the DRP, and ultimately variations can be made by an applicant to meet the requirements for approval.
- Setback minimums follow R-Codes. If varied, the City checks if objectives like avoiding shadowing neighbours are met. In this case, the development satisfied these objectives.
- This application pertains exclusively to multiple dwellings; there has not been any consideration regarding their potential use for social housing or other purposes.
- Condition 16 pertains to the continuous implementation and upkeep of trees. Failure to ensure that trees are planted and maintained within the specified timeframe will constitute a breach of this condition and necessitate further consultations between the City and the applicant to satisfy the City's requirements.
- The "two planting seasons" mentioned in the report may be understood as referring to the Winter-Spring periods spanning two consecutive years. The City conducts post-planting monitoring after a two-year interval, which aligns with this interpretation.
- Condition 16 is a standard clause that has been adopted by Council to ensure the continual maintenance of plantings on development sites. This condition requires that trees and other vegetation are not only planted according to the approved plans, but also kept healthy and maintained into the future.



## **OCM Item 12.1**

### **Development Application for 13 Multiple Dwellings – Lot 60 (26) Beverley Road, Cloverdale**

- The responsibility for this upkeep stays with the land, meaning future owners must also comply. Council has not encountered any significant issues with enforcing this condition, and routine monitoring is conducted to ensure ongoing compliance.
- The scoring provided by the DRP process led to the applicant providing amended plans addressing concerns raised by the DRP, such as the landscape plan being amended to include details of irrigation.
- There is currently a development submission for 4 grouped dwellings approved on the neighbouring site at 24 Beverley Road, Cloverdale with a proposed 2 single-storey properties at the front, and 2 two-storey dwellings at the rear.
- The development application for 26 Beverley Road, Cloverdale proposes a ground floor comprising parking facilities and residential units, with an additional three storeys constructed above this level.
- The developers at 24 Beverley Road, Cloverdale are aware of the application submitted for 26 Beverley Road, Cloverdale, which proposes four-storey residential buildings. They are able to amend their existing proposal or submit a new application, both of which will be evaluated in accordance with the established Planning Framework.
- The block of land of the proposed site at 26 Beverley Road, Cloverdale is 772 square meters, including the car-parking, and there is one crossover driveway access.
- The Planning Framework has remained unchanged since the development application was submitted for 24 Beverley Road, Cloverdale. Under the current Planning Framework, developers of 24 Beverley Road, Cloverdale could have initially submitted a similar application.
- The City provides oversight for the planting and maintenance of trees and plants as outlined in development applications, though there are some limitations due to staffing, as only one Planning Compliance Officer is available. The City generally becomes aware of issues through reports from neighbours or residents.

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

Nil.

**7:05pm The Acting Manager Planning Services and Acting Coordinator Planning departed the meeting and did not return.**

**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 12.2, Council would need to go behind closed doors.**

**There were no questions on the confidential attachments.**

**OCM Item 12.2**

**Community Service Awards 2025**

**Deputation Request**

Nil.

**Officer Presentation**

Nil.

**Notes from Forum**

Nil.

**Further Information to be Provided**

Nil.

## OCM Item 12.3

### 2025-26 October Budget Review

#### Deputation Request

Nil.

#### Officer Presentation

Nil.

#### Notes from Forum

- The amounts referenced on page 155 of the 28 October 2025 Ordinary Council Meeting Agenda, pertaining to the budget for the design of the Abernethy Road intersections for the Keane Street and Kew Street projects in the 2026-27 Financial Year, represent standard salary allocations necessary for preliminary design work. It is noted that a further budget review may occur in March 2026, at which time amendments can be considered if required.
- The amounts cited on page 155 of the 28 October 2025 Ordinary Council Meeting Agenda, regarding the Belmont Tennis Club, pertain to the design phase of the car park upgrade scheduled for the 2027-28 financial year. Recent assessment by City staff has identified surface deterioration at the Tennis Club car park, primarily attributed to tree root activity.
- A contractor working on behalf of Main Roads recently visited Fulham Street to install the line-marking for the pedestrian crossing, they then moved to Wright Street, but identified an issue with the existing line-marking and did not proceed with the work at that location. The City revised the existing line-marking last Saturday morning (18 October 2025) and has contacted Main Roads to request their return as soon as possible.
- Main Roads uses a separate contractor for the signage at both Fulham and Wright Streets and there has been a lack of coordination between Main Roads and the line-marking contractor. The works for the Wright Street pedestrian crossing are imminent; it is just a matter of having the assigned contractors reattend to organise the line-marking and signage.
- The funds allocated for the Abernethy Road intersections are designated for preliminary design work. This phase is expected to

## OCM Item 12.3

### 2025-26 October Budget Review

prompt further assessments related to services, such as coordinating necessary light pole relocations with Western Power and their consultants for design requirements. The intersection of Keane Street and Abernethy Road represents the most complex aspect of the project, likely involving multiple Western Power pole relocations.

- In relation to footpath projects, there is still funds allocated to the Sustainable Transport Strategy, subject to the endorsement of the Strategy by Council. The City also has some minor footpath projects that have come out of road work design, including projects for Lowes Street such as pram ramps and local road connectors and similar works on Barker Street. One larger project identified is a new footpath on Alexander Road as a rehabilitation at the Hardey Road end and to be extended to Signal Hill, and recommended to be deferred to the 26-27 financial year. No further major footpath projects have been identified at this stage.

#### Further Information to be Provided

- The Acting Director Infrastructure Services undertook to provide Elected Members with data relating to the pneumatic traffic counts performed at Wright Street, especially in relation to the 85-percentile speed, peak hourly traffic, and percentage of vehicles exceeding the 40km/h speed limit.
- The Acting Director Infrastructure Services undertook to provide Elected Members with further information on whether the City coordinates community engagement when the City goes out for community consultation on projects such as Abernethy Road.

## OCM Item 12.4

### Appointments to Other Groups

#### Deputation Request

Nil.

#### Officer Presentation

Nil.

## OCM Item 12.4

### Appointments to Other Groups

#### Notes from Forum

- The City has made the decision to have Elected Members no longer sit formally on Advisory Groups based on advice received. It is the decision of the City that Elected Members engagement would be contrary to the *Local Government Act 1995 (WA)* reforms.
- The City has not sought advice from the West Australian Local Government Association, or the State Government on this matter.
- Advisory Group members have been informed of the change. The decision regarding Elected Member participation is outside the scope of group members, and further consultation would not affect this decision.

#### Further Information to be Provided

- The Acting Chief Executive Officer committed to having Officers update the attachment to the Council report to clearly specify meeting purposes, dates, times, and frequency for Elected Members.
- Further to an Elected Member request, the Manager Governance and Legal undertook to provide Elected Members with the terms of the City's request for advice regarding Elected Member participation on Advisory Groups.

## **OCM Item 12.5**

### **Accounts for Payment September 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 September 2025**

#### **Deputation Request**

Nil.

#### **Officer Presentation**

Nil.

#### **Notes from Forum**

Nil.

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

Nil.

## **13 Multiple Dwellings - Lot 60 (26) Beverley Road Cloverdale**

**21 October 2025 Agenda Briefing Forum**



City of  
Opportunity



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



Zoning: Residential R20/50/100

- Local Planning Scheme - R Codes
- R Code
- Special Development Precincts
  - Special Control Area - Development area
  - Special Control Area - Development Contribution Area
  - Ascot/Waters special development precinct
  - The Springs special development precinct
  - Belvidere Main Street special development precinct
  - Belgravia parklands special development precinct
  - Invercloy estate special development precinct
- 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



## Aerial of the Subject Site



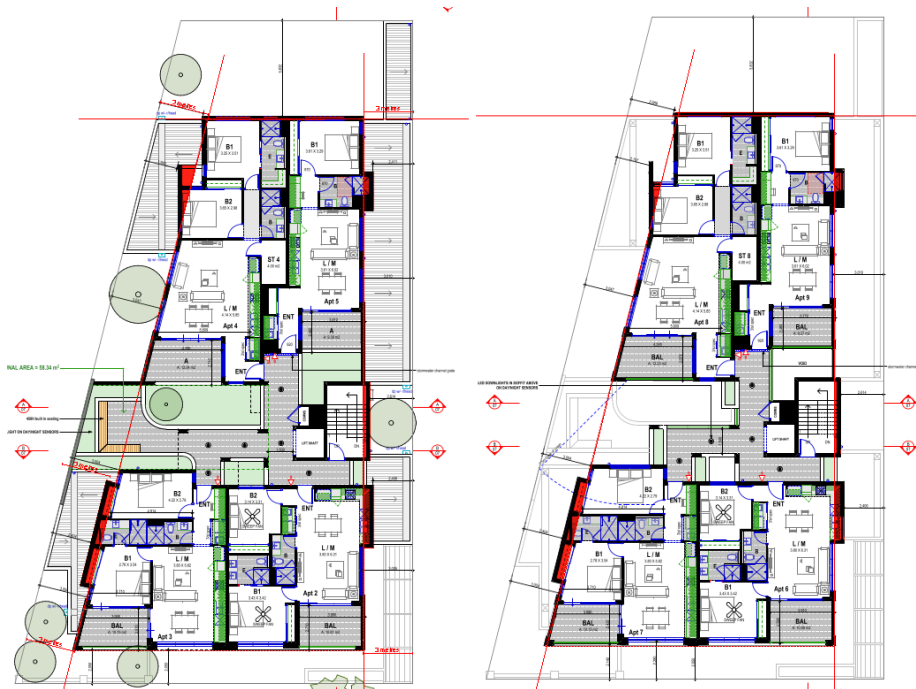
## Proposal



- 13 Multiple Dwellings across four storeys.
- 12 resident car parking bays, and four visitor car parking bay.
- 8 bike parking bays, communal open space, and bin store.

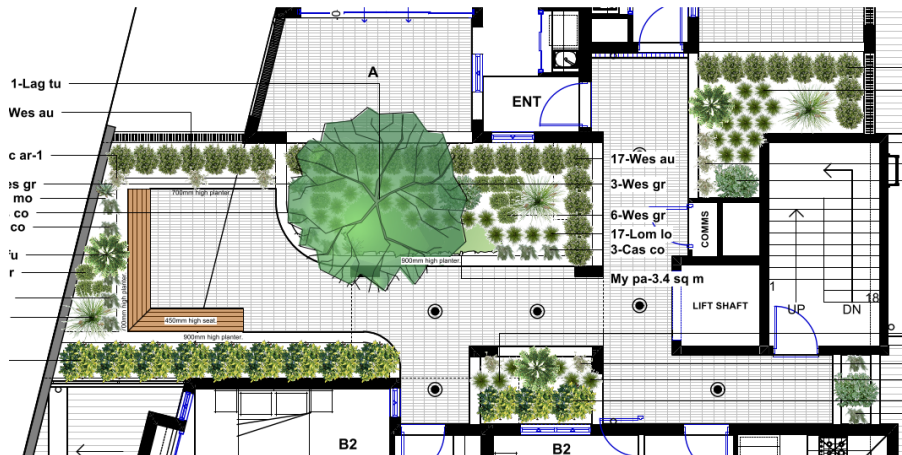


## Side and Rear Setbacks



- Variable side setbacks of 2.1-2.4 metres and 5.8 metres to the rear boundary.
- Setbacks do not result in overlooking or overshadowing of adjoining properties.
- Landscaping areas along the side boundaries to support tree planting.

## Communal Open Space



- 58.3m<sup>2</sup> of Communal Open Space proposed (shortfall of 19.7m<sup>2</sup>).
- Includes seating space and landscaping for passive recreation.
- Designed to minimise impacts on the habitable rooms and private open space of the adjoining properties.



Lot 60 769m<sup>2</sup>

3-Lom lo  
1-Cas co  
1-Zam fu  
3-Cas co  
6-Wes au  
3-Alo mo  
5-Ani go  
3-Lom lo  
3-Wes gr  
4-Alo mo  
3-Cas co  
Dic ar-3.6 sq m  
Ere gl-4.4 sq m  
3-Cas co

Columns & beams.  
See nearby structural  
concrete slabs.

37.3m<sup>2</sup> of Turf to verge.

19.3m<sup>2</sup> of Turf to verge.

Lot 60 769m<sup>2</sup>

- Visitor bay provided with a 1.3 metre setback in lieu of 2m.
- Front fencing and landscaping provide an appropriate transition between public and private realms.
- Retains existing street tree, proposes additional street tree, and introduces three small trees within the front setback.

## Recommendation



- Recommendation to approve this application based on:
- Development is consistent with the objectives of the local and state planning framework and meets the relevant planning requirements.
- The proposal is of an acceptable design and landscaping quality, as intended for medium density development within the locality.
- The proposal is recommended to be approved subject to conditions.

# Thank you

**Acting Coordinator Planning, Nicholas Reddy**



## **6 Matters for which the meeting may be closed**

Nil.

## **7 Closure**

**There being no further business, the Presiding Member thanked everyone for their attendance and closed the meeting at 7:28pm.**