

## Agenda Briefing Forum

# Matrix

8 April 2025



City of  
**Belmont**

# CITY OF BELMONT

## Agenda Briefing Forum

### Matrix

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## **Tabled Attachments Index**

Attachment 4.1.1 – Item 4.1 refers

Attachment 4.2.1 – Item 4.2 refers

Attachment 5.1.1 – Item 5.1 (12.1) refers

Attachment 5.1.2 – Item 5.1 (12.1) 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 8 April 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 P Marks	East 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 S Jessop	Manager Finance
Ms D Dabala	Manager Governance and Legal
Ms C Gilbert (dep. 7:29pm)	A/Manager Planning Services
Ms L Chaplyn	Coordinator Media and Communications
Mrs J Cherry-Murphy	Coordinator Governance
Mr B Houweling (dep. 7:29pm)	A/Coordinator Planning Projects
Ms M Chambers	Senior Governance Officer

## Members of the gallery

There were 14 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 Sekulla to read aloud the Affirmation of Civic Duty and Responsibility on behalf of Elected Members. 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 J Powell (leave of absence)      South Ward

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

### **3.1 Announcements**

'Today, Deputy Mayor Sessions and I attended the 2025 Combined Schools ANZAC Service, where over 500 students gathered to honour the occasion.

They were respectful, attentive, and truly demonstrated an understanding of the significance of ANZAC Day.

Well done to all the schools involved for making this such a meaningful event.'

### **3.2 Disclaimer**

**6:33pm 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.

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

Nil.

## **4 Public submission time**

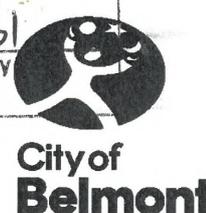
**6:33pm The Presiding Member opened the period allotted for Public Submission Time and drew the gallery's attention to the Rules for Public Submission Time. Two Public Submissions were received.**

### **4.1 Mrs G Godfrey on behalf of Belmont Senior Citizens Club Incorporated**

#### **Submission Request – Approved by Presiding Member**

Mrs G Godfrey on behalf of the Belmont Senior Citizens Club Incorporated presented a submission for Item 14.1 - City of Belmont and Belmont Senior Citizens Club Incorporated Bus Agreement.

(refer Tabled Attachment 4.1.1.)

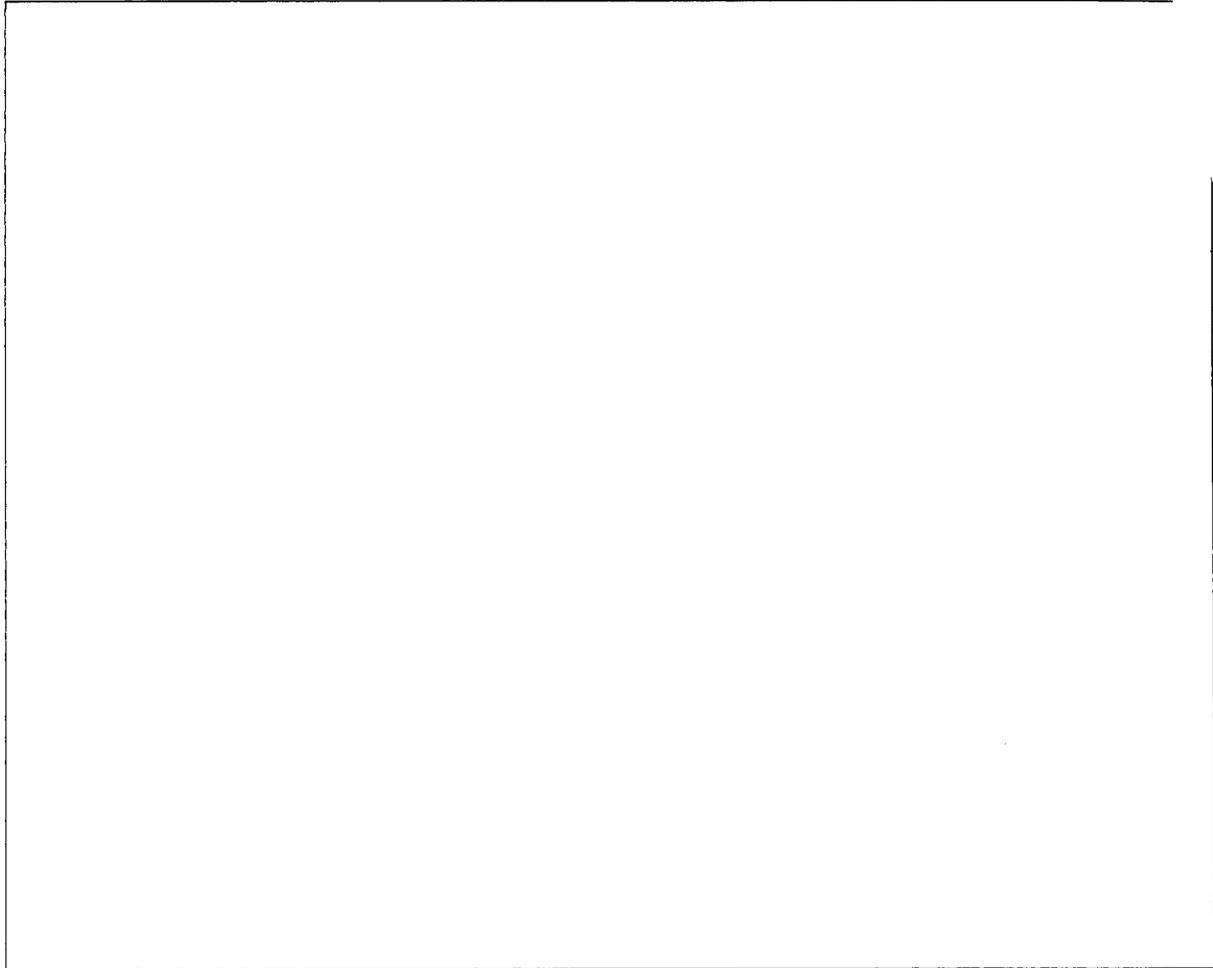


# Public Submission Time and Deputation Proforma

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.

Public Submission Time and Deputation Proforma			
<b>Name</b>	Glenys Godfrey		
<b>Address</b>	11 Morgan Rd, Redcliffe		
<b>Business, Organisation or Group (if presenting on behalf of)</b>	Belmont Seniors Club		
<b>Agenda Briefing Forum Date</b>	8/4/25	<b>Reported Item No. referred to</b>	14
<b>Please tick the appropriate box to indicate what type of presentation you wish to make</b>	<input checked="" type="checkbox"/> Submission	<input checked="" type="checkbox"/> Deputation	
<b>Are you speaking in support or opposition to the Officer Recommendation? Please tick appropriate box.</b>	<input type="checkbox"/> Support	<input checked="" type="checkbox"/> Oppose	
Please write a brief overview of you 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.			
Refer attached report			
Additional space provided overleaf if required. Please tick box if continued overleaf			





## 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 according to 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 to 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.

**BELMONT SENIOR CITIZENS CLUB INC**  
**P O Box 1091, Cloverdale. W.A. 6985**  
**belmontseniorcitz@outlook.com**  
**Telephone (08) 9479 6587**

**8/4/2025**

Council Bus Report for the Agenda Briefing Forum.

I refer to item 13.1 on the agenda tonight. As the item is confidential we are not privy too its content. We have been negotiating with officers for 18 months.

Therefore we oppose the recommendation.

My delegation tonight is from the President Mrs Lucy Taylor, Secretary, Mr Peter Middleton, Purchasing Officer Mr Peter Cowl and Bowls co-ordinator, Mr Alex Lockhart and several members.

I will now proceed to give Councillors some background on the Belmont Seniors Club.

1. The Belmont Seniors Club was formed in 1970. This year we are celebrating our 55<sup>th</sup> birthday.
2. Our current membership is growing and is currently at 418.
3. From the last Australian Charities Registration return we have the following beneficiaries of our club's programs. Male and female adults over 55 years, financially disadvantaged people, People at risk of homelessness,

people with chronic or terminal illness, people with disabilities, unemployed persons, veterans, victims of crime, aboriginal people, migrants and refugees, people with a culturally diverse background and transgender persons.

4. The majority of our members who use the bus are house-bound due to - having no car license, frailty, sight impairment, dementia or osteo-arthritis.
5. The bus is used to transport members to and from home for the club's weekly activities. It is used for special purpose events to minimize the need for parking at the Hub. The club has several bus outings per month which are very popular and always booked out. (We also hire 2 other buses from Council for our bus trips).
6. In 2024 a report was sent to the Club proposing 3 options. This report was bias towards an economic outcome and was not considering the social welfare of our members.
7. One of the options was for the club to have two 10 seater buses instead of a new 21 seater bus This option was discussed at length and rejected.
8. In October 2024 the Club contacted Cassie Rowe MLA and received a letter of support for our application.
9. The agreement for the Seniors bus was signed by Mayor Peter Passeri and the President Heather O'Malley. Although the agreement is signed it is not dated. Heather O'Malley was the President in 1994. Therefore I assume the agreement is 31 years old.
10. Negotiations for a new bus have been ongoing since August 2023.
11. The current bus is 17 years old and safety issues have been raised with Council officers-such as having no seat belts.

12. The Club are seeking a new bus with an updated agreement with the Council similar to the current one. The club is prepared to pay \$75,000 towards the cost of the new bus.

Should the recommendation of this item be to the contrary of what the Seniors Club are seeking may I suggest that it be referred back to Councillors for further consideration.

Glenys Godfrey  
**TREASURER**

Belmont Senior Citizens Club is a registered charity under the Charities and Not-for Profits Commission, and holds a Certificate of Incorporation of an Association.  
ABN number- 65 412 445 205

## **4.2 Ms L Hollands, Redcliffe**

### **Submission Request – Approved by Presiding Member**

Ms L Hollands presented a submission for Item 14.1 - City of Belmont and Belmont Senior Citizens Club Incorporated Bus Agreement.

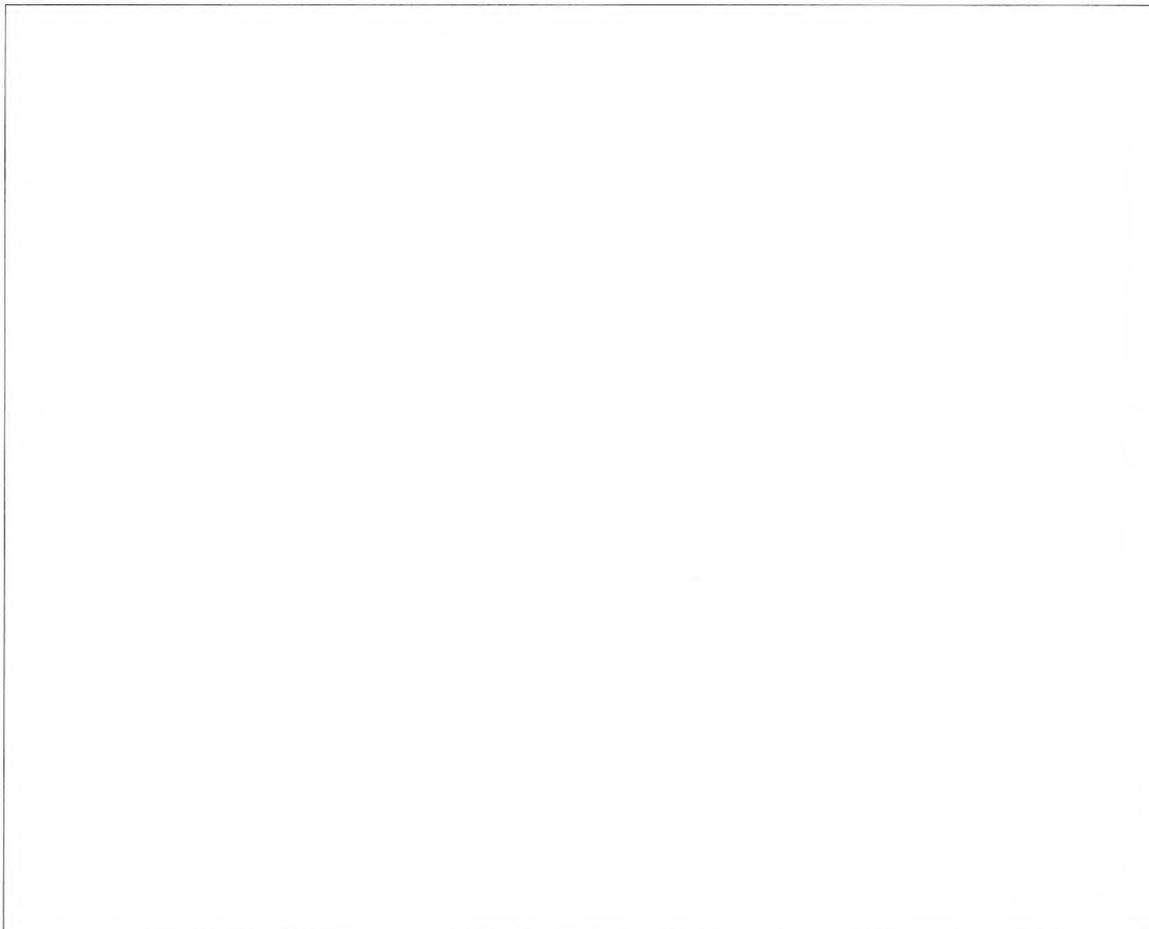
(refer Tabled Attachment 4.2.1)



# 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.

Public Submission Time and Deputation Proforma			
<b>Name</b>	LISA HOLLANDS		
<b>Address</b>	2 Maple Ave Redcliffe		
<b>Business, Organisation or Group (if presenting on behalf of)</b>			
<b>Agenda Briefing Forum Date</b>	8/5/25	<b>Reported Item No. referred to</b>	14.1
<b>Please tick the appropriate box to indicate what type of presentation you wish to make</b>	<input checked="" type="checkbox"/> Submission	<input type="checkbox"/> Deputation	
<b>Are you speaking in support or opposition to the Officer Recommendation? Please tick appropriate box.</b>	<input type="checkbox"/> Support	<input type="checkbox"/> Oppose	
Please write a brief overview of you 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.			
Additional space provided overleaf if required. Please tick box if continued overleaf			



## Definitions

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## **Rules for Agenda Briefing Forum Public Submission Time and Deputations**

- a) Only those persons, who can demonstrate to the Presiding Member's satisfaction that they are directly affected by the matter on the agenda, will be entitled to make a submission. Those persons that can demonstrate that they are directly affected may make a deputation.
- b) Where a directly affected person has sought the prior endorsement of the Presiding Member, 'advocates' (acting on behalf of the directly affected person) will be permitted on the condition that the directly affected person is present at the meeting.
- c) Where possible, members of the gallery are required to provide submissions/deputations in writing to the Presiding Member prior to the commencement of the forum, to assist with the recording of forum notes.
- d) Only submissions/deputations that relate to a specific item of the Council agenda will be accepted.
- e) Prior to making a submission/deputation, the person is to give their name and suburb of residence.
- f) Submissions and deputations are to be directed through the chair, with the Presiding Member having the discretion to accept or reject a presentation.
- g) As per Council's standing orders, no debating of an agenda item issue between the gallery, Elected Members or officers is permissible.
- h) A Submission/Deputation will be refused by the Presiding Member as 'out of order' and will not be recorded in the forum notes if a Submission/Deputation is:
  - i. inappropriate;
  - ii. repetitious;
  - iii. lacking in decorum or adversely reflect on the integrity of any councillor or employee;
  - iv. offensive or otherwise not in good faith;
  - v. duplicates or variations of earlier submissions;
  - vi. relevant to the personal affairs or actions of Council members or employees; and/or
  - vii. legal advice, legal proceedings or other legal processes.

The Presiding Member or Chief Executive Officer may offer comment by way of correction, to any false information presented.

- i) A Submission/Deputation will be refused by the Presiding Member as 'out of order' and will not be recorded in the forum notes if the person(s) presenting the Submission/Deputation:
  - i. do not comply with the Rules of Public Submission Time and Deputations;
  - ii. do not abide by a ruling from the Presiding Member;
  - iii. behaves/behave in a manner in which they are disrespectful of the Presiding Member, Elected Members or Officers; or
  - iv. refuse to abide by any direction from the Presiding Member.
- j) Public Submission Time is set for a period of 30 minutes and will end earlier if there are no further submissions.
- k) Submissions/deputations to be made at the forum will be registered in order of receipt, and the order of priority for making submissions/deputations will be the order of that register.

- l) To enable all members of the public a fair and equitable opportunity to participate in Public Submission Time, each person shall be provided a maximum three minute time limit in which to make a submission.
- m) Deputations will be made at the time the matter subject to the deputation is reviewed by Council. Unless otherwise approved by a majority of Elected Members, a deputation is to consist of no more than five persons, only two of whom may address the Council (with the exception of a person responding to an instruction by the Presiding Member). The time for a deputation, including interaction from Elected Members, is not to exceed 15 minutes.
- n) To enable all members of the public a fair and equitable opportunity to participate, a person who has earlier made a submission cannot make or participate in a deputation on the same subject matter.
- o) A submission/deputation may include a request for the tabling of documents where these are relevant to an issue before Council. The Presiding Member will indicate when the allotted maximum time for a submission/deputation has elapsed. The presentation will cease at that time.
- p) If there is time remaining in the initial period for Public Submission Time after all members of the public have made their initial submission, the Presiding Member may then allow members of the public to, in order of the register, make a further submission (within a three minute time limit) until the initial period for Public Submission Time has expired.
- q) Any extension to the initial period for Public Submission Time is to be limited to a period that will allow sufficient time for any remaining members of the public to make their initial submission.
- r) The Presiding Member may limit presenters to a shorter period to make a submission/deputation if time is restricted and reserves the right to limit the number of submissions/deputations that can be made in respect to any one matter.

## Privacy Collection Notice

The City of Belmont is committed to protecting your privacy. The personal information requested on this form is being collected by the City of Belmont – Governance Department for the purpose of liaising with you to respond to your question/s.

Your personal information will not be disclosed to any other external party without your consent, unless required or authorised by law.

Information you disclose is collected in accordance with Standing Orders 2017 s6.2.

Personal information collected by City of Belmont will be stored in our Corporate Recordkeeping system and retained for a minimum timeframe as stipulated by the General Retention and Disposal Authority produced by the State Records Commission or as long as it is still in use, whichever is later.

If you wish to alter any of the personal information you have supplied to City of Belmont please contact Council via telephone 08 9477 7209 or email [Belmont@Belmont.wa.gov.au](mailto:Belmont@Belmont.wa.gov.au)

6:42pm The Presiding Member closed Public Submission Time.

## 5 Ordinary Council Meeting Agenda for meeting to be held on 15 April 2025

### 5.1 Agenda items for review

**Note:**

The Presiding Member advised that in accordance with Section 5.23(2)(b) of the *Local Government Act 1995 (WA)* if there were any questions on the Confidential Attachment for Item 12.1, Council would need to go behind closed doors.

There were no questions on the Confidential Attachment for Item 12.1.

#### OCM Item 12.1

##### Ascot Racecourse Precinct Structure Plan

###### Deputation Request

###### Approved

The deputation request was submitted in writing to the Chief Executive Officer prior to the meeting, and under the Standing Orders, the Chief Executive Officer approved the deputation request.

Ms A Maple from Rowe Group on behalf of the landowner Perth Racing, spoke in support of the Officer Recommendation.

(refer Tabled Attachment 5.1.1)

###### Officer Presentation

The Acting Coordinator Planning Projects provided a presentation which included the following:

- Presentation Overview
- Location
- Advertising
- Current Planning Framework – LPS 15
- Draft Golden Gateway Local Structure Plan
- Structure Plan Precincts
- Future Zones and Development Controls
- Precinct A

## OCM Item 12.1

### Ascot Racecourse Precinct Structure Plan

- Precinct B
- Precinct C
- Precinct D
- Precinct E – Commercial Zone
- Precinct E – Mixed Use Zone
- Precinct E – Retail Floorspace
- Racecourse
- Restricted Uses
- Restricted Uses – Precinct A
- Prohibited Uses
- Public Open Space
- Traffic Impact
- Pedestrian/Cyclist Movements and Crossings
- Tree Clearing/Retention
- General Modifications
- Procedural Considerations
- Officer Recommendation

(Refer Tabled Attachment 5.1.2 for further information).

#### Notes from Forum

- It is not the role of the Precinct Structure Plan (PSP) to determine the capacity of the land in a precinct to accommodate stables, this determination is in the detailed design.
- There is the possibility for a number of stables that are currently within the residential-stable zone to be relocated on-course as part of the Ascot Racecourse development application, however this does not necessarily remove the right of the existing landowners with residential-stabling to keep horses on their property. This will be monitored and investigated as part of the City's preparation of the new Local Planning Scheme. It is noted that no development has occurred on-course for these new stables.
- It is possible that the residential-stables zone might be impacted by future potential zoning changes and the movement of stables on-course, however it is noted that the Local Planning Scheme does currently require room to be set aside for stables within the residential-stables zone. Any future development under this Local Planning Scheme within this precinct will be required to meet this standard.
- The diagram on page 50 of the Agenda is indicative of the safe active streets area and does not indicate the boundaries of the residential-stables zone. There are no changes proposed to the residential-stables zone boundaries.
- The identification of trees worthy of protection will be further

## OCM Item 12.1

### Ascot Racecourse Precinct Structure Plan

investigated through an update to the Environmental Assessment Report by the consultant and in collaboration with the Department of Planning, Lands and Heritage.

- The Stables development, which is subject to development approval, should be considered as a separate matter to this PSP.
- The Environmental Assessment Report will not come back to Council. It is a modification that is to be updated to identify trees worthy of protection. The PSP which is before Council to determine is a high-level planning decision that identifies future zones and development controls.
- There was a separate requirement for the Stables development approval which required a Conservation Management Plan to identify any existing trees which need to be retained and protected. The development applicant would also need to apply for a Clearing Permit through the Environmental Protection Authority (EPA). This level of detail occurs at a subsequent development stage, rather than at the PSP stage.
- The key purpose of the PSP is to identify future zones and development provisions for a particular land area. This process can still occur as a part of the Local Structure Plan process. More detailed considerations such as conflicting assets owned by Water Corporation, carpark building proposals, etc., can be considered at the next stage of planning.
- The Department of Biodiversity, Conservation and Attractions do have standard setback requirements that future development in Precinct A would need to adhere to.
- The *Planning and Development (Local Planning Schemes) Regulations 2015 (WA)* outline that Council have the option to either recommend the approval of the Ascot Racecourse PSP with or without modifications, or to recommend the PSP be refused by the Western Australian Planning Commission (WAPC). There is no option to undertake further engagement with the applicant at this stage.
- The PSP provides the opportunity for additional uses such as a hotel to be considered on a site. However, it would need to be assessed as part of a future development application, where key things such as parking and operating hours are considered.
- The proposed distance from the 15-storey development to the corner of the Craig Care property is just over 100 metres. Craig Care, which is 5-storeys, would act as a barrier for the residential Ascot Waters properties as well.
- The applicant submitted the PSP with a maximum height of 3-storeys, which the City considers appropriate, noting that there are similar building heights within the Ascot Waters precinct.
- The City is also proposing a 3-metre setback off the mixed-use zone and for this area to be landscaped to provide appropriate

## **OCM Item 12.1**

### **Ascot Racecourse Precinct Structure Plan**

barriers between the development site and the residential area.

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

- The Acting Manager Planning Services undertook to provide Elected Members with the approximate number of stables recently approved by the Development Assessment Panel (DAP) to be developed on a portion of Precinct C.
- The Acting Coordinator Planning Projects undertook to provide Elected Members with the landscaping for the development recently approved by the DAP.

**7:29pm The Acting Manager Planning Services and Acting Coordinator Planning Projects departed the meeting and did not return.**

## **OCM Item 12.2**

### **Proposed Differential Rates 2025-26**

#### **Deputation Request**

Nil.

#### **Officer Presentation**

Nil.

#### **Notes from Forum**

Nil.

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

Nil.

### **OCM Item 12.3**

#### **Request for Rate Exemption - Reformed Evangelical Church of Indonesia Inc - 138 Abernethy Road, Belmont**

##### **Deputation Request**

Nil.

##### **Officer Presentation**

Nil.

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

Nil.

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

Nil.

### **OCM Item 12.4**

#### **Request for Rate Exemption - St John Ambulance Western Australia Ltd - 8 Cowcher Place, Belmont**

##### **Deputation Request**

Nil.

##### **Officer Presentation**

Nil.

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

Nil.

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

Nil.

## OCM Item 12.5

### City of Belmont Responses to DLGSC Consultation - CEO KPIs and Online Registers

#### Deputation Request

Nil.

#### Officer Presentation

Nil.

#### Notes from Forum

Nil.

#### Further Information to be Provided

Nil.

## OCM Item 12.6

### Accounts for Payment March 2025

#### Deputation Request

Nil.

#### Officer Presentation

Nil.

#### Notes from Forum

- The \$11,000 spent on professional fees to CM Building Certification is for building permit assessments. The City currently only has one building surveyor, the City contracts out the assessment of building permit applications.

#### Further Information to be Provided

- The Director Corporate and Governance undertook to investigate the amount of \$35,000 to Hatch Pty Ltd for the Great Eastern Highway Corridor.
- The Director Corporate and Governance undertook to investigate what the \$6,000 spent on trestle tables is for.

## Attachment 5.1.1 Deputation - 12.1 - Ms A Maple ( Rowe Group)

**From:** "no-reply@belmont.wa.gov.au" <no-reply@belmont.wa.gov.au>  
**Sent:** Mon, 7 Apr 2025 15:25:14 +0800  
**To:** "Belmont" <Belmont.Belmont@belmont.wa.gov.au>  
**Subject:** Public Submission Time and Deputation Proforma



Hi Governance Team,

You have a new public submission or deputation from Ashleigh Maple for the 8 April 2024 Meeting.

<b>PublicSubmissionDeputationID</b>	24
<b>Form inserted</b>	7/04/2025 3:24:40 PM
<b>Form updated</b>	7/04/2025 3:24:40 PM
<b>Date of Meeting</b>	8 April 2024
<b>First name</b>	Ashleigh
<b>Last name</b>	Maple
<b>Address</b>	3/369 Newcastle Street Northbridge
<b>Email address</b>	
<b>Business, organisation or group (if presenting on behalf of)</b>	Rowe Group, presenting on behalf of the landowner, Perth Racing.
<b>Please indicate what type of presentation will be made</b>	Deputation
<b>Please tick to indicate if your submission or deputation is in support or opposition to the Officer Recommendation</b>	Support

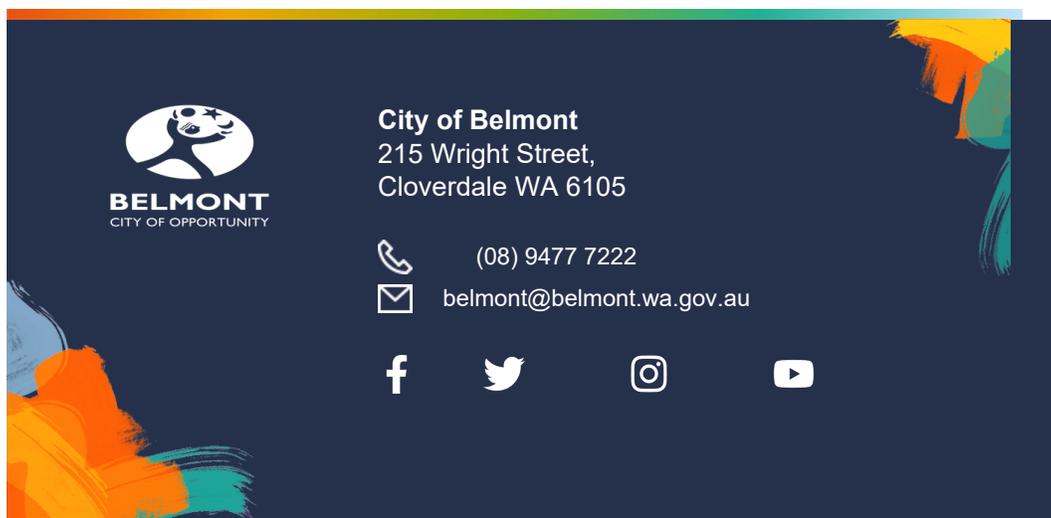
<b>Agenda item number</b>
12.1

<b>Enter your submission/deputation</b>
Item 12.1 of the Ordinary Council Meeting agenda includes a report on a Precinct Structure Plan for the Ascot Racecourse in support of the redevelopment of Perth Racing's landholdings. We thank City staff for working with us through the assessment of the Precinct Structure Plan. The officer report recommends approval of the Precinct

Structure Plan, subject to modifications, the majority of which we are agreeable to. We will continue to work through the schedule of modifications with both the City and the Department of Planning, Lands and Heritage as we continue progressing the Precinct Structure Plan.

Thanks,

City of Belmont





**Draft Ascot Racecourse Precinct  
Structure Plan**

**Agenda Briefing Forum – 8 April 2025**



**City of  
Belmont**

**City of  
Opportunity**

## Presentation Overview



- Location
- Advertising
- Current Planning Framework
- Overview of the Zoning, Density, Land Use Permissibility and Development Provisions for each precinct
- Restricted Uses
- Public Open Space
- Movement
- Tree Clearing/Retention
- General Modifications
- Procedural Considerations
- Officer Recommendation

# Location



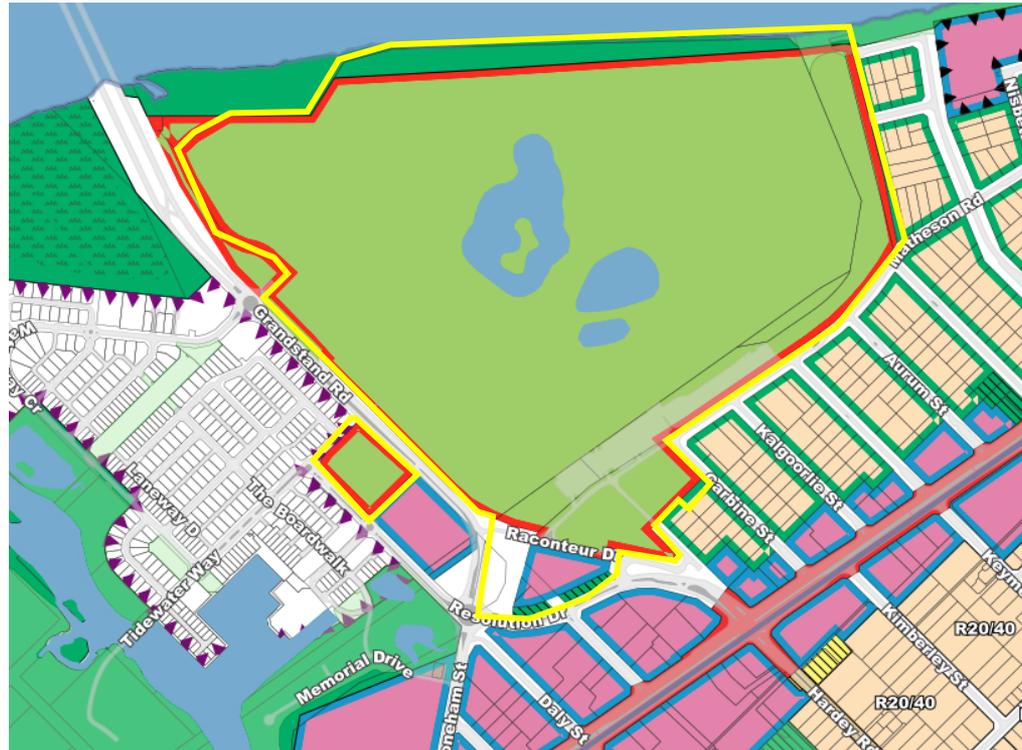
## Advertising



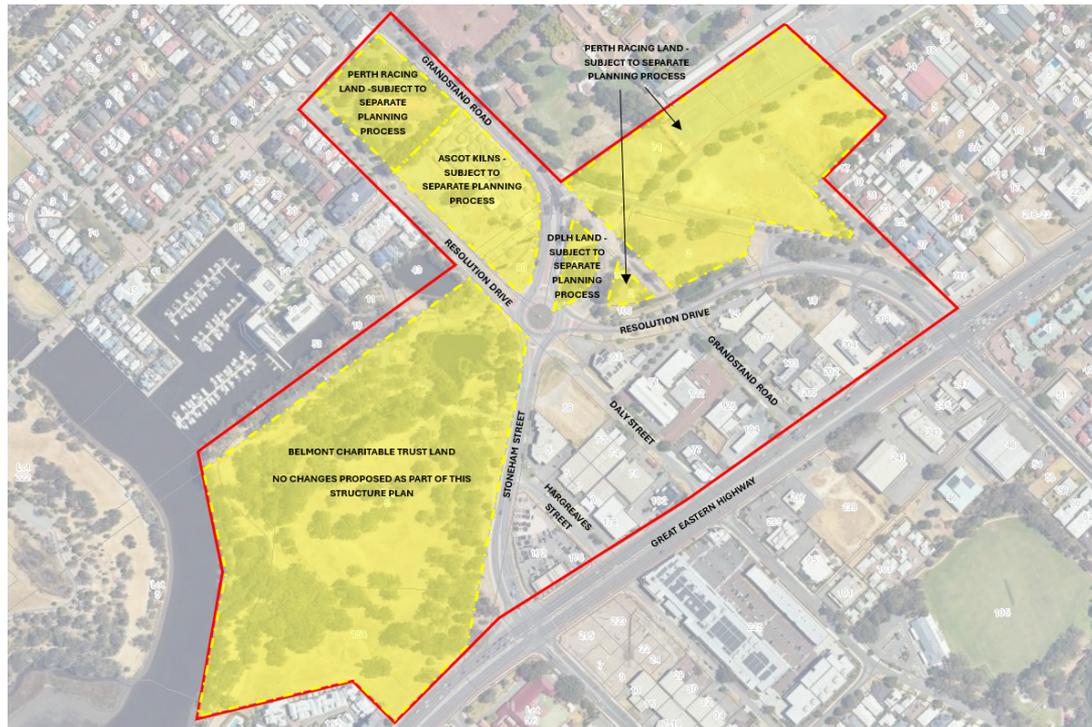
- Advertised between 24 October 2024 and 6 December 2024.
- 103 submissions were received.



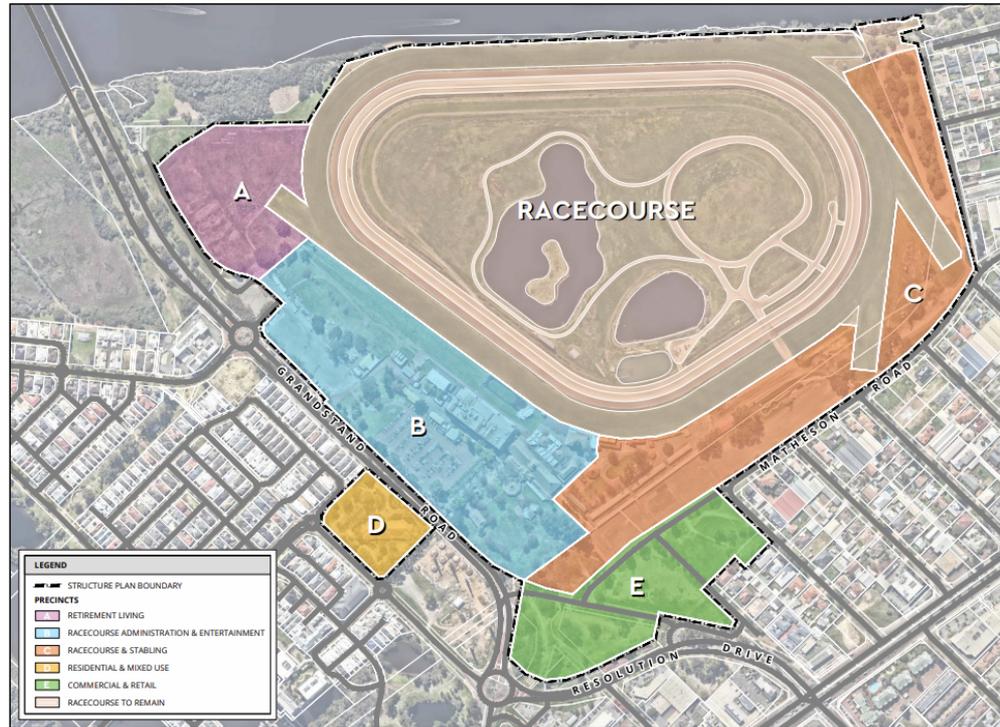
# Current Planning Framework – LPS 15



# Draft Golden Gateway Local Structure Plan



# Structure Plan Precincts



## Future Zones and Development Controls

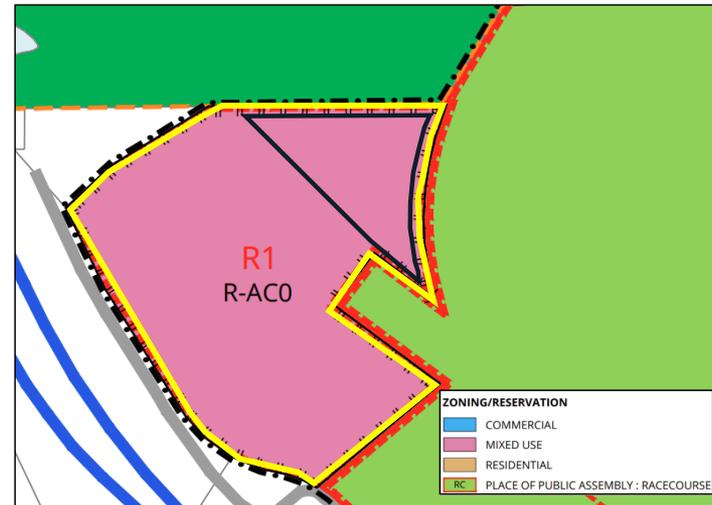


- The draft PSP identifies rezoning of land within Precincts A, D and E and development controls for each precinct.
- Draft PSP does not itself result in changes to zones or development provisions under LPS 15.
- An amendment to LPS 15 will need to be progressed prior to final determination.

## Precinct A



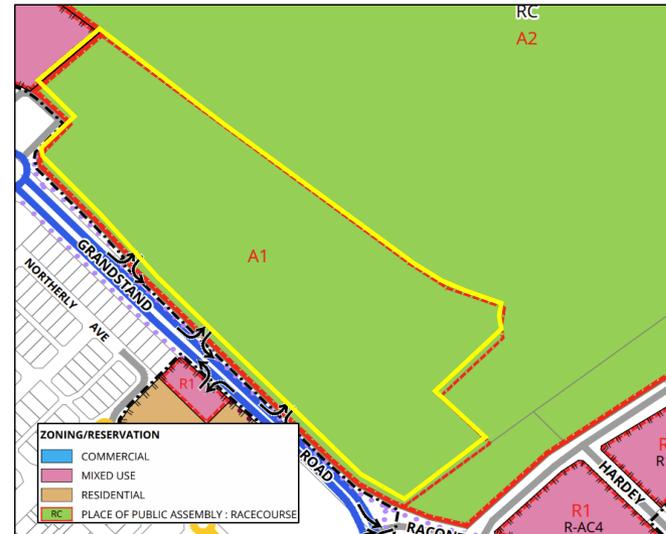
- Proposed to be zoned 'Mixed Use'.
- Portion is subject to Crown Grant in Trust.
- R-ACO density code with a height of 15 storeys and plot ratio of 2.5 is proposed.
- Heights are considered to have no impact on nearby residents.
- Plot ratio should be further considered noting that the GGLSP proposes a plot ratio of 5.0 for 15 storeys.



## Precinct B



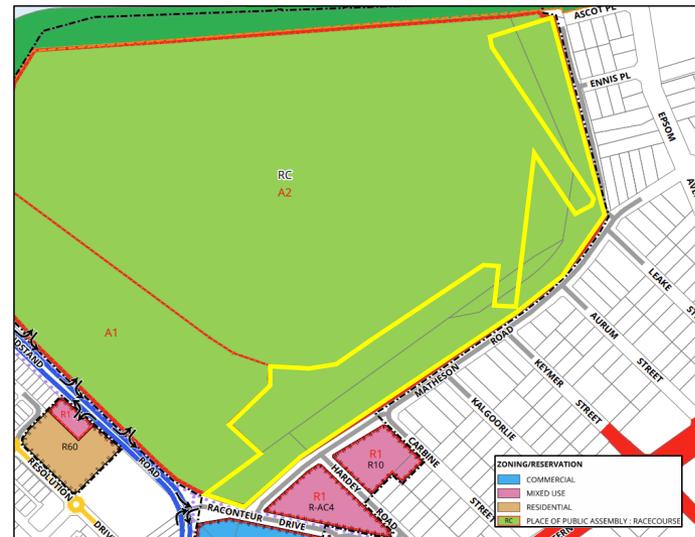
- No change to zoning and no density code proposed.
- 6 storey height limit
- Proposed to delete the 'Additional Uses' of 'Horse Sales' and 'Stables' and introduce:
  - Office
  - Hotel
  - Reception Centre
  - Restaurant
  - Tavern
- These uses are consistent with the objective of the precinct.



## Precinct C



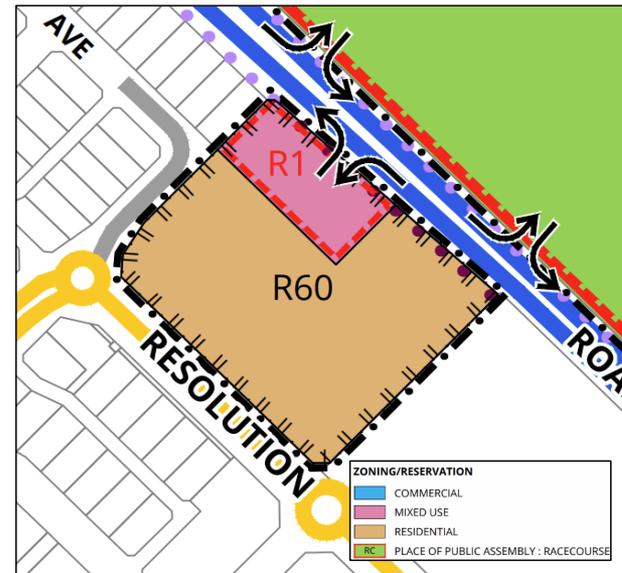
- No change to zoning and no density code proposed.
- 3 storey height limit proposed with a requirement that development be setback 7.5m from Matheson Road and 10m from adjacent properties.
- Modification proposed to require a minimum 3m landscaping strip.
- Currently subject to the 'Additional Uses' of 'Horse Sales' and 'Stables'.
- 'Horse Sales' is proposed to be deleted and 'Veterinary Centre' and 'Animal Establishment' introduced.
- Modification proposed to the draft PSP to delete 'Animal Establishment'.



## Precinct D



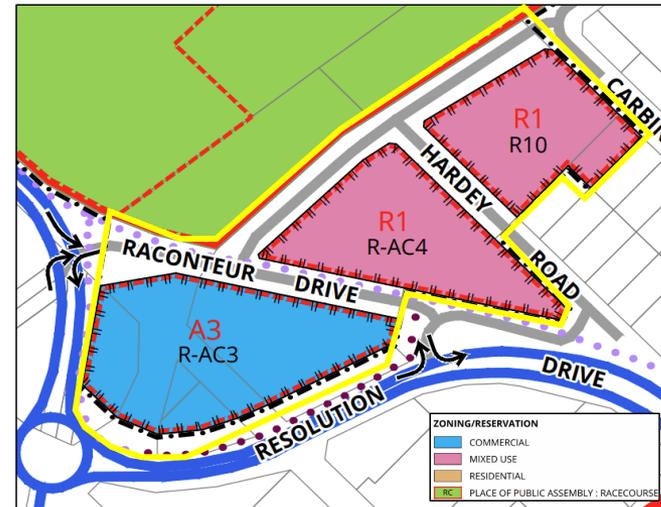
- Currently zoned 'Place of Public Assembly'.
- Proposed to be zoned 'Mixed Use' and 'Residential'.
- Will largely facilitate a 'Residential' interface to 'Ascot Waters'.
- Appropriate to further restrict the permissibility of uses within the 'Mixed Use' zone.
- Three storey height is considered appropriate as this aligns with heights within Ascot Waters.
- Modification proposed to require a 3m side setback for development on the 'Mixed Use' site.



## Precinct E – Commercial Zone Zoning, Building Height and Land Use Permissibility



- Abuts the Central Belmont Main Drain which should form part of the precinct.
- The 'Commercial' zoning will facilitate the development of a centre.
- A building height of 6 storeys is proposed.
- The height is considered appropriate only if heights above two storeys are only able to be used for office and residential developments.
- An 'Additional Use' of 'Health Centre' is proposed. This use is appropriate within an activity centre.



## Precinct E – Commercial Zone

### Land Tenure



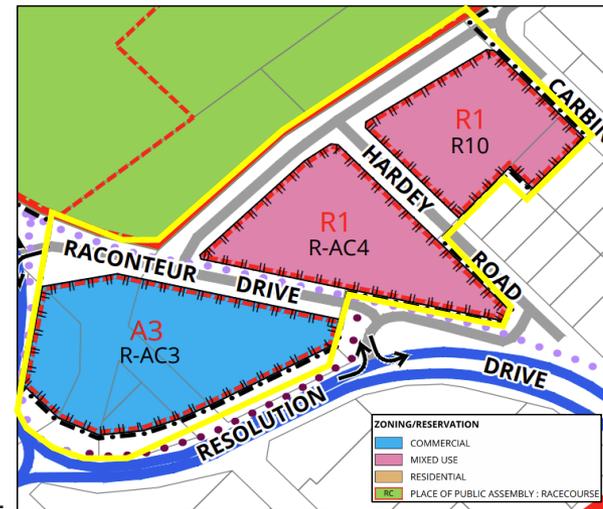
- Land within the precinct is also partly owned by the WAPC and part designated road reserve.
- Use of Crown Land must align with the land's purpose (i.e. public use of road).
- The applicant has further engaged with DPLH and received advice that the road reserve can be used for parking.
- A portion also accommodates a major water distribution main.
- The applicant has further engaged with Water Corporation who have advised that parking can be constructed over the assets.



## Precinct E – Mixed Use Zone



- The 'Mixed Use' zone is near the residential and stables area.
- Officers asked if a 'Residential and Stables' zone would be considered for the portion abutting the residential and stables zone noting the proposed uses are horse related.
- 'Mixed Use' is only supported if uses are further restricted.
- R10 density and a two storey height limit is proposed to apply to land abutting the residential and stables area.
- R-AC4 density and a three storey height limit proposed to apply to the other portion.
- These controls ensure a suitable transition to the residential and stables area.



## Precinct E – Retail Floorspace Neighbourhood Centre



- The draft PSP proposes a 3,400m<sup>2</sup> Neighbourhood Centre.
- The Retail Assessment claims this is consistent with the strategic planning framework.
- Draft GGLSP and ACPS suggest a 1,200m<sup>2</sup> Local Centre initially, with potential expansion to 3,000m<sup>2</sup>.
- The Retail Assessment claims sustainability by 2026 however justification for this is unclear.
- Questions raised by SPP 4.2 should be specifically addressed by the Retail Assessment.

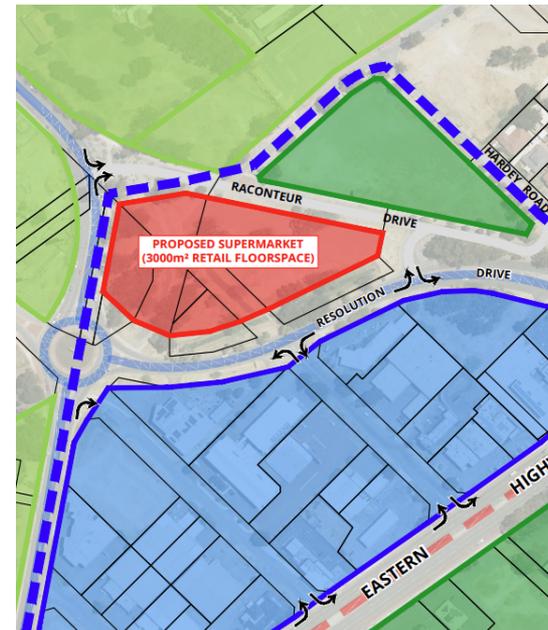


## Precinct E – Retail Floorspace

### Other Retail – Showroom



- The draft PSP proposes 9,600m<sup>2</sup> of 'Other Retail' (Showrooms).
- Not aligned with the City's strategic planning framework.
- Retail Assessment claims sustainability by 2026 but justification is unclear.
- Level of retail floorspace proposed exceeds the centre and is likely to make this the focus.
- More appropriate locations exist such as Belmont Business Park or Great Eastern Highway.
- Showrooms conflict with SPP 4.2 principles for compact, pedestrian friendly centres.
- SPP 4.2 designates 'Showroom' as a desired use for district centres but does not extend this to local or neighbourhood centres.
- A modification is proposed that 'Showrooms' are not capable of approval on any land zoned 'Mixed Use'.



# Racecourse



- DBCA have requested the portion reserved 'Parks and Recreation' be ceded to the State Government.
- No need or nexus to justify ceding of land.
- Notwithstanding, a strategic planning tool such as the PSP is not the appropriate mechanism for this.



## Restricted Uses



- LPS 15 currently has no 'Restricted Use' areas.
- Mechanism that allows specific uses to be permitted while all others are not.
- The draft PSP proposes to restrict uses within precincts A, D and E.
- A modification is proposed to restructure the table so that only uses capable of approval are listed.

No.	Description of Land	Restricted Use	Conditions
1.	All land contained within Precinct A, Precinct D and Precinct E of the Structure Plan area subject of the 'Mixed Use' zone.	Uses permissible in the Mixed Use zone, but excluding the following uses: Amusement Facility Amusement Parlour Auction Mart Garden Centre Industry – Light Industry – Service Motor Vehicle Repair Warehouse	Nil.

## Restricted Uses – Precinct A



- Proposed zoning for Precinct A is 'Mixed Use'.
- Intended for retirement living with small-scale food and beverage.
- 'Residential' zoning allows a retirement village but may not support small scale commercial uses.
- 'Mixed Use' zoning supports these uses but requires restricted uses to keep commercial activity closer to Great Eastern Highway.
- A different set of restricted uses is recommended - 'Nursing Home', 'Multiple Dwelling', and 'Restaurant/Café'.
- Draft PSP should be modified to reflect these restrictions.

## Prohibited Uses



### Proposed Prohibited Uses

Amusement Facility  
Amusement Parlour  
Auction Mart  
Garden Centre  
Industry – Light  
Industry – Service  
Motor Vehicle Repair  
Warehouse

### Extra Prohibited Uses Recommended

Fast Food Outlet/Lunch Bar  
Funeral Parlour  
Garden Centre  
Pet Day Care  
Night Club  
Radio or TV Installation  
Restricted Premises  
Service Station  
Vet Hospital  
Showroom

## Public Open Space



- Liveable Neighbourhoods requires 10% POS for residential development and for 'Mixed Use' development requires consideration of open space opportunities within 300m.
- No POS proposed.
- 1.4ha of publicly accessible private open space proposed within Precinct B.
- Modifications:
  1. Opportunities for POS will be further investigated as part of future subdivision and development applications.
  2. Reference POS opportunities within 300m.



## Traffic Impact



- Concerns raised about traffic congestion, especially on race days.
- TIA shows road network will operate at an existing level of service and that peak periods for the racecourse are outside typical AM and PM weekday peak periods.
- Concerns raised about increased traffic in the residential and stables area.
- The TIA doesn't fully assess the impact on the residential and stables - modification proposed to address this.
- TIA was prepared before details of the GGLSP were known - modification proposed to address this.

## Pedestrian/Cyclist Movements and Crossings



- Submitters requested a pedestrian crossing signal at the Grandstand Road bus stop.
- MRWA requested TIA update to assess pedestrian facility upgrades and model infrastructure.
- Drat PSP proposes pedestrian improvements but lacks details on delivery and responsibilities.
- Proposed modification to detail pedestrian infrastructure delivery in the PSP and TIA and for investigations to be undertaken for a signalised pedestrian crossing on Grandstand Road.



## Tree Clearing/Retention



- Concerns raised about Black Cockatoo habitat; DBCA notes tree retention opportunities.
- Planning decisions don't approve vegetation clearing; regulated by the Environmental Protection Act 1986.
- Environmental Assessment Report concludes vegetation is unlikely critical habitat.
- Recommended that the draft PSP be updated to identify trees worthy of protection.



- Site boundary
- Cadastral boundary
- Habitat tree
  - Potential nesting tree (60)
  - Suitable nesting tree (5)
  - Known nesting tree (0)

## General Modifications



- A range of general and administrative modifications are proposed including:
  - Updating references to the draft GGLSP to be consistent with the current version.
  - Including additional details for development staging.
  - Including additional figures such as wetland mapping.
- A full list of modifications is included within the Schedule of Modifications

## Procedural Considerations



- Council's role is to make a recommendation to the WAPC.
- Council's recommendation must be provided to the WAPC by 25 April 2025.

## Officer Recommendation



It is recommended that:

- Council recommend the draft Ascot Racecourse Precinct Structure Plan and supporting appendices, incorporating modifications, is approved by the WAPC.

**Benjamin Houweling – A/Coordinator Planning Projects**



## 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 for Item 14.1.

**7:35pm** Session moved, Davis seconded that in accordance with Section 5.23(2)(c) of the *Local Government Act 1995 (WA)*, the meeting will proceed behind closed to allow questions on Item 14.1.

**Carried 8 votes to 0**

For: Davis, Harris, Kulczycki, Marks, Rossi, Ryan, Sekulla and Sessions

Against: Nil

**7:35pm** Members of the public gallery departed the meeting.

### OCM Item 14.1

#### City of Belmont and Belmont Senior Citizens Club Incorporated Bus Agreement

##### Deputation Request

Nil.

##### Officer Presentation

Nil.

##### Notes from Forum

- Refer to Confidential Matrix.

##### Further Information to be Provided

- Refer to Confidential Matrix.

**8:32pm Davis moved, Ryan seconded, that the meeting again be open to the public.**

**Carried 8 votes to 0**

For: Davis, Harris, Kulczycki, Marks, Rossi, Ryan, Sekulla and Sessions

Against: Nil

**8:32pm The meeting came out from behind closed doors. No members of the public returned to the meeting.**

## **7 Closure**

**There being no further business, the Presiding Member thanked everyone for their attendance and closed the meeting at 8:33pm.**