



Agenda Briefing Forum

Matrix

9 December 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

Attachment 5.1.2 – Item 5.1 (12.2) refers

Alternative Formats

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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 9 December 2025 commencing at 6:30pm.

Matrix

Present

Mayor R Rossi, JP (Presiding Member)	Mayor
Cr D Sessions (Deputy Mayor) (arr. 7:06pm)	West Ward
Cr J Harris	Central Ward
Cr B Ryan	East Ward
Cr P Marks	East Ward
Cr Z Abedin	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
Mr J Bidwell	Manager City Projects
Mr A Bott (dep. 7:17pm)	Manager Planning Services
Ms L Chaplyn	Coordinator Media and Communications
Mrs J Cherry-Murphy	Coordinator Governance
Ms E Nicholls	Coordinator Governance
Mr B Houweling (dep. 7:17pm)	Senior Planning Officer
Ms S Bell	Senior Governance Officer

Members of the gallery

There were four 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 Ryan to read aloud the Affirmation of Civic Duty and Responsibility on behalf of Elected Members. Cr Ryan 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 G Sekulla (apology)

Central Ward

3 Announcements by the Presiding Member (without discussion)

3.1 Announcements

Nil.

3.2 Disclaimer

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

The Presiding Member advised the following:

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

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

4 Public submission time

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

4.1 Mr M Russell, Kewdale

Submission Request – Approved by Presiding Member

Mr Russell presented a submission for Item 12.1 - Draft Local Planning Policy No. 21 - Trees on Private Land.

6:39pm The Presiding Member closed Public Submission Time.

5 Ordinary Council Meeting Agenda for meeting to be held on 16 December 2025

5.1 Agenda items for review

OCM Item 12.1

Draft Local Planning Policy No. 21 - Trees on Private Land

Deputation Request

Nil.

Officer Presentation

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

- Background
- WALGA Policy
- LPP 21 Overview
- Policy Application
- Policy Objectives
- Policy Definitions
- Exemptions from Development Approval
- Assessment Criteria
- Application Requirements
- Conditions
- Officer Recommendation

(Refer Tabled Attachment 5.1.1 for further information).

Notes from Forum

- In respect to clause 5.4.1, the City would generally require planting of a replacement tree under the Local Planning Policy (LPP) No. 21 should the tree be removed where it is deemed that a tree should be retained.
- Removing a tree specifically to accommodate solar panels, or because it might obstruct them, is uncommon. City Officers believe that this policy will not hinder the installation of solar panels.
- When the City carries out tree removal, no development approval is needed. Such works are covered by the Public Works exemption under the Planning and Development Act 2005 (WA), so the City is not

OCM Item 12.1

Draft Local Planning Policy No. 21 - Trees on Private Land

required to obtain development approval for tree removal, and the draft policy reflects this. City solicitors also noted that including this information in the policy is important.

- Establishing planting ratios for replacement trees presents both advantages and disadvantages. City officers determined that evaluating replacement tree planting on a case-by-case basis would be more appropriate.
- LPP No. 21 was established following the Zorzi vs Town of Cambridge case, highlighting the need to clarify when approval is required for tree removal. This forms the main purpose of the policy.
- City Officers noted that although the City can seek clarification from the Minister for Planning or the relevant State Government agencies about when planning approval is needed for tree removal, it is very unlikely that the State Government will provide their stance on the interpretation of legislation.
- In relation to the notion of transplanting trees, Officers outlined potential issues with reasonableness. Applicants could propose to transplant mature trees, and this doesn't need to be explicitly stated in the policy. The City would review each application on a case-by-case basis.
- The purpose of this policy is not to compensate for canopy loss, but rather to clarify the exemption criteria applicable when tree removal is necessary.
- The decision maker is responsible for determining what is a 'reasonable expected or appropriate development outcome.' What constitutes reasonable is assessed on a case-by-case basis, taking into account the specific application and the context of the site.
- Setting a minimum standard or provision on what is considered a 'reasonable expected or appropriate development outcome' under the policy is challenging because of many variables like lot size, development types, and plant species. It is considered more appropriate to assess this on a case-by-case basis, taking into account the specific application and the context of the site.
- The policy is designed to ensure trees that are sought to be retained in marginal circumstances have the viability of this assessed by an arborist up front. If a proposal requires retention but the applicant later seeks to remove the tree, the City must review that request. Should a tree be taken out without notifying the City, the Planning and

OCM Item 12.1

Draft Local Planning Policy No. 21 - Trees on Private Land

Development Act 2005 (WA) provides several enforcement measures, which may include issuing infringements or pursuing prosecution.

Further Information to be Provided

Nil.

7:06pm Cr Sessions joined the meeting.

OCM Item 12.2

Perth Airport Preliminary Draft Master Plan 2026 - City of Belmont Submission

Deputation Request

Nil.

Officer Presentation

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

- Background
- Precincts and Zones
- Master Plan
- Supporting Technical Information
- Retail/Commercial Development
- Zoning
- Land Use Permissibility
- Environment
- Transport
- Aircraft Noises
- Officer Recommendation and Next Steps

Notes from Forum

- The City's submission to Perth Airport proposes recommending a parking cap as a possible measure. If implemented, it would likely be combined with efforts to extend public transport hours and promote active travel within the Airport Precinct.

OCM Item 12.2

Perth Airport Preliminary Draft Master Plan 2026 - City of Belmont Submission

- Council thanks the Planning Department and Coordinator Planning Projects for their contributions. The Director Development and Communities and Manager Planning Services will formally deliver this acknowledgment with the team's award later this week.

Further Information to be Provided

- Nil.

7:17pm The Manager Planning Services and Senior Planning Officer departed the meeting and did not return.

7:19pm Mayor Rossi closed the meeting in order to provide Elected Members with the opportunity to formally consider Mr Cardozo's request to make a deputation as referred by the Chief Executive Officer under section 6.6(2)(b) of the *City of Belmont Standing Orders Local Law 2017*.

7:30pm The meeting came out from behind closed doors. Four members of the public returned to the meeting.

7:30pm The Mayor advised that under section 6.6(2)(b) of the *City of Belmont Standing Orders Local Law 2017* that Council would need to vote by show of hands whether to receive Mr Cardozo's deputation in relation to Item 12.3 on the basis that he is directly affected by this item, as required by Items 6.6(1) and 6.6(2) of the Standing Orders.

Lost 1 vote to 7

For: Harris

Against: Abedin, Davis, Kulczycki, Marks, Rossi, Ryan and Sessions

OCM Item 12.3

Council Policy Review – 1st Tranche

Deputation Request

Not Approved

Council did not approve Mr Cardozo's request to make a deputation in relation to Item 12.3 as Council determined that Mr Cardozo was not directly affected by the matter, 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.

Not Approved

The Presiding Member did not approve Ms Hollands' request to make a deputation in relation to Item 12.3 as the Presiding Member determined that Ms Hollands was not directly affected by the matter, 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.

Officer Presentation

Nil.

Notes from Forum

- Should Council Policies be presented to Council in smaller groups such as five policies at a time, the process may be prolonged as a result of additional Information Forums and Council meetings. The recent Information Forum enabled Elected Members to review and propose amendments to several Policies within the initial tranche.

Further Information to be Provided

Nil.

OCM Item 12.4

Accounts for Payment November 2025

Deputation Request

Nil.

Officer Presentation

Nil.

Notes from Forum

Nil.

Further Information to be Provided

Nil.

OCM Item 12.5

Monthly Financial Report for November 2025

Deputation Request

Nil.

Officer Presentation

Nil.

Notes from Forum

Nil.

Further Information to be Provided

Nil.

Draft Local Planning Policy No. 21 – Trees on Private Land

Agenda Briefing Forum– 9 December 2025



**City of
Belmont**



**City of
Opportunity**

Background



- Planning system has not delved into trees being development or the need to obtain planning approval.
- Zorzi v Town of Cambridge - Tree removal can constitute 'development' in certain circumstances.
- There is not a consistent State led approach to the matter.
- To provide guidance, local governments should now prepare local planning policies.

WALGA Policy



- WALGA template Local Planning Policy released in 2024, which sought to classify tree removal as development.
- The WALGA Model Policy is not recommended to be adopted because local planning policies do not make tree removal 'development'.
- The appropriate function of local planning policies is to establish exemptions consistent with Clause 61 of the Deemed Provisions.
- An exemption policy effectively achieves the same end outcome as the WALGA Policy.

LPP 21 Overview



- Policy Application
- Policy Objectives
- Policy Definitions
- Development Requirements
 - Exemptions from development approval
 - Assessment criteria
- Application Requirements
- Conditions

Policy Application



- Applies to all zoned and reserved land under LPS 15 except where trees are subject to a Tree Preservation Order.
- It will be used in:
 - Determining what is exempt from the need to obtain development approval.
 - Assessing development applications, subdivision applications and strategic planning proposals.

Policy Objectives



- Draft LPP 21 includes four objectives. The provisions of LPP 21 directly relate to these objectives.
- In summary:
 - Clarify when tree removal is exempt from development approval.
 - Promote tree retention as the starting presumption.
 - Provide guidance for assessing proposals.
 - Ensure trees that contribute to amenity are prioritised for retention.

Policy Definitions



- Three definitions are included within the policy to provide clarity:
 - **Certified Arborist** – Arborist who is certified by a professional organisation.
 - **Tree Preservation Order** – Order made by the City under LPS 15 to protect specific trees.
 - **Tree Removal** –killing, removal, ringbarking, poisoning, topping or lopping.

Exemptions from Development Approval



- Less than 8m in height, average canopy diameter less than 6m and has a trunk circumference of less than 1.5m.
- Listed as a weed or is a palm or pencil pine.
- Removal directed by the State Government or Local Government
- Required by a Bushfire Management Plan.
- Works carried out by the City or Belmont.
- Works exempt under Clause 61(1)(b) of the Regulations that are necessary for:
 - *Public safety*
 - *The safety or security of plant or equipment*
 - *The maintenance of essential services*
 - *The protection of the environment*

Assessment Criteria



- The assessment criteria aims to balance tree protection with development needs.
- It sets out the circumstances in which tree removal may be supported including:
 - Retention is not practical due to design or layout.
 - Tree poses a structural or safety risk.
 - Replacement planting improves canopy outcomes.
- Tree removal will not be supported for minor or subjective reasons

Application Requirements



- Applicants will need to demonstrate why removal should be considered by providing the following:
 - A site plan
 - Justification against the assessment criteria
 - An arborist report in some circumstances
 - Additional technical information requested by the City.

Conditions



- Conditions may be imposed to achieve policy objectives.
- Example: where a tree is to be retained:
 - Must remain unless otherwise approved
 - If removed, replacement planting is required as directed by the City.

Officer Recommendation



- Recommended that Council endorse draft LPP 21 for the purpose of advertising.

Benjamin Houweling– Senior Planning Officer



Submission – Perth Airport Master Plan 2026

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City of
Belmont



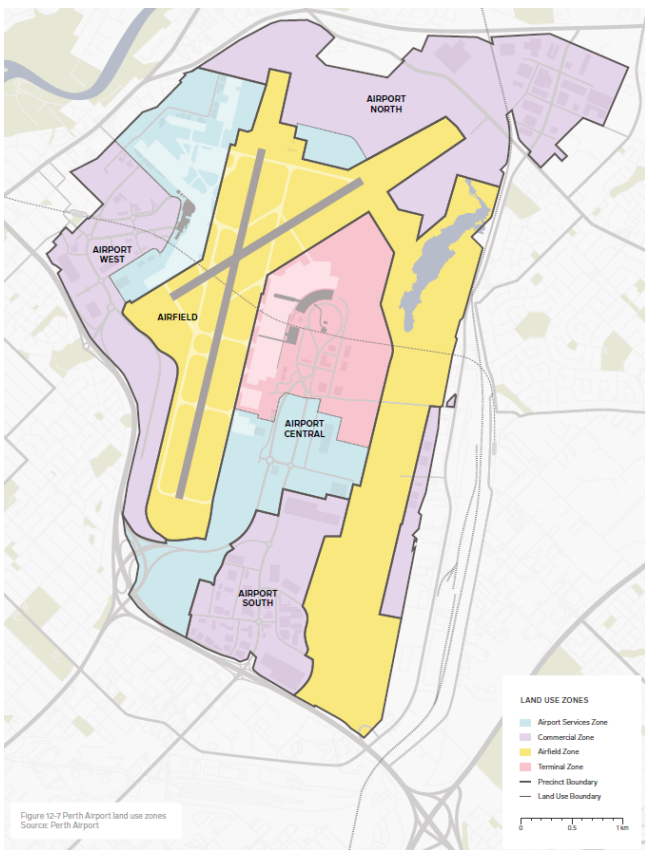
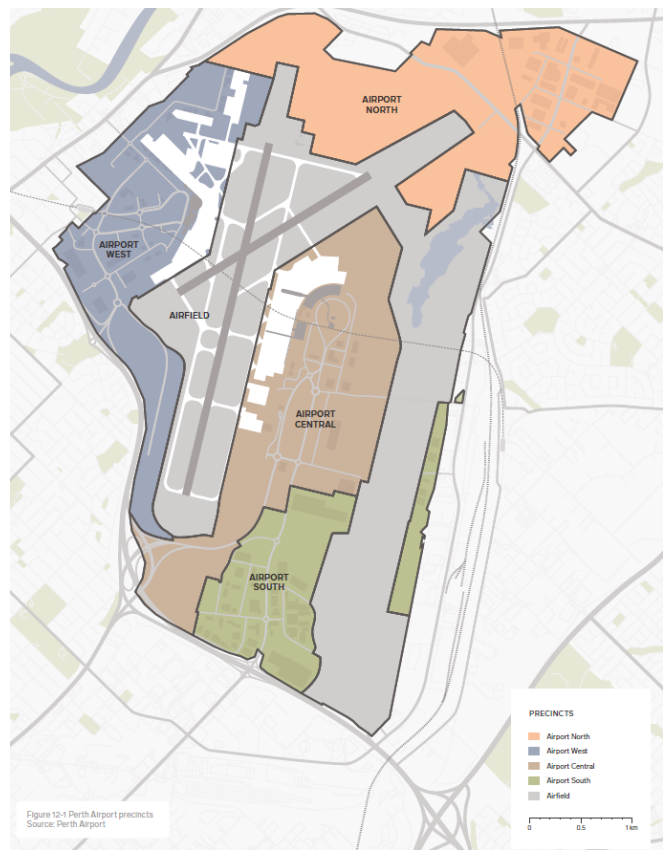
City of
Opportunity

Background



- Perth Airport is required to prepare a master plan every five years setting out the development framework for the next 20 years.
- September 2025 – Preliminary Draft Master Plan 2026 released for public comment.
- The Master Plan has been reviewed and a draft submission prepared.

Precincts and Zones



Master Plan



- Document contains a range of plans.
- Difficult to fully understand future development intentions.
- Submission suggests one consolidated master plan should be prepared.

Supporting Technical Information

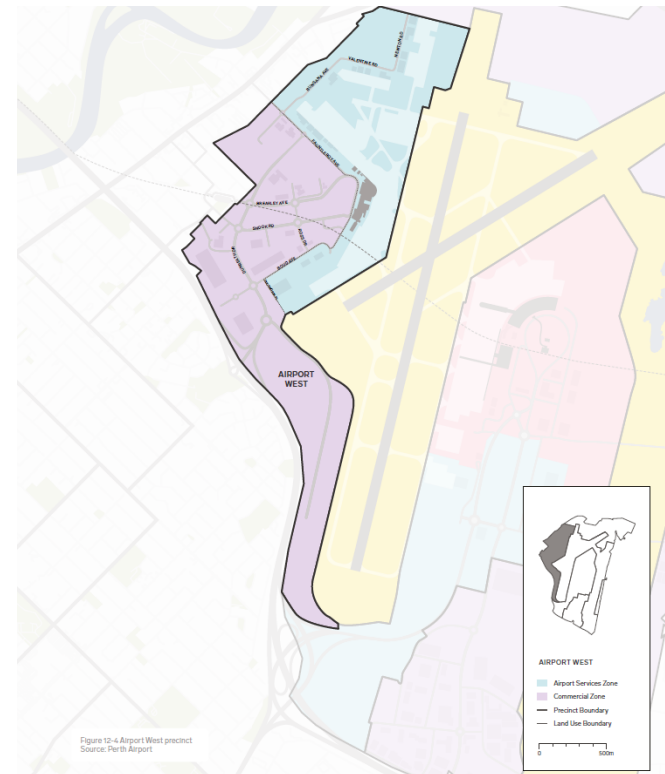


- The Master Plan states it has been informed by technical studies but these have not been attached.
- For transparency and so that it can be demonstrated decisions are evidence based, the submission recommends the supporting technical reports be appended.

Retail/Commercial Development



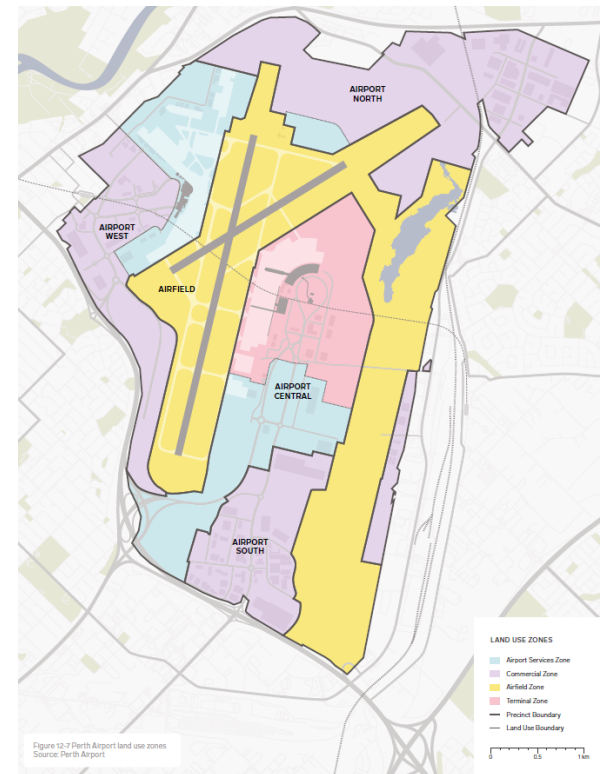
- A range of non aviation related retail and commercial uses are proposed particularly within Airport West.
- Limited justification is included on how these uses aligns with the airport's designation as a Specialised Centre.
- Limited discussion on longer term implications of non aviation development



Zoning



- Airport West – Planned as a diverse commercial hub.
- Airport South – Intended for industrial and logistics uses.
- Both are proposed to be zoned 'Commercial' which could lead to incompatible uses within Airport West.
- The submission recommends applying an 'Industrial' zoning to Airport South.



Land Use Permissibility



- Submission recommends land uses be more closely aligned with the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Environment



Submission suggests:

- Adding wetland mapping and details on Perth Racing's remapping process.
- Reinstating the 3:1 tree replacement ratio from the previous master plan.
- Prioritising vegetation retention to avoid ad hoc clearing.
- Exploring alternatives to living streams to improve drainage corridor quality and visual appeal.

Transport



Submission suggests:

- Appending the traffic study.
- Restricting access onto Horrie Miller Drive.
- Including a parking cap as a way of encouraging mode shift.
- Referencing the Redcliffe Area Traffic Study.

Aircraft Noise



- Includes updated ANEF mapping generally consistent with the previous version.
- The submission acknowledges this and confirms that the updated ANEF will be considered in future planning assessments.

Officer Recommendation and Next Steps



- It is recommended that Council endorse the submission.
- If endorsed, the submission will be provided to Perth Airport by the closing date of 23 December 2025.

Benjamin Houweling – Senior Planning Officer



6 Matters for which the meeting may be closed

Note:

The Presiding Member advised that in accordance with Section 5.23(2)(c) of the *Local Government Act 1995 (WA)*, Council will need to go behind closed doors if there are any questions on Confidential Items 14.1 and 14.2.

There were no questions on Confidential Items 14.1 and 14.2.

OCM Item 14.1

Tender 18/2025 - Belvidere Street Streetscape Revitalisation Project - Construction

Deputation Request

Nil.

Officer Presentation

Nil.

Notes from Forum

Nil.

Further Information to be Provided

Nil.

OCM Item 14.2

Tender 20/2025 - Provision of Construction Waste Disposal Services and Supply of Recycled Materials

Deputation Request

Nil.

OCM Item 14.2

Tender 20/2025 - Provision of Construction Waste Disposal Services and Supply of Recycled Materials

Officer Presentation

Nil.

Notes from Forum

Nil.

Further Information to be Provided

Nil.

7 Closure

There being no further business, the Presiding Member thanked everyone for their attendance and closed the meeting at 7:37pm.