



Ordinary Council Meeting

Agenda

25 March 2025



City of
Belmont

Notice of Meeting

An **Ordinary Council Meeting** will be held in the Council Chamber of the **City of Belmont Civic Centre**, 215 Wright Street, Cloverdale, on **Tuesday 25 March 2025**, commencing at 6:30pm.

John Christie
Chief Executive Officer

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CITY OF BELMONT

Ordinary Council Meeting

Agenda

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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.

**Councillors are reminded to retain any
confidential papers for discussion with the minutes.**

1 Official Opening

The Presiding Member will 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 will cause the Affirmation of Civic Duty and Responsibility to be read aloud by a Councillor.

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 (apology)

South Ward

3 Declarations of interest that might cause a conflict

Councillors/Staff are reminded of the requirements of s5.65 of the *Local Government Act 1995 (WA)*, to disclose any interest during the meeting when the matter is discussed, and also of the requirement to disclose an interest affecting impartiality under the City's Code of Conduct for Council Members, Committee Members and Candidates and the Code of Conduct for Employees.

3.1 Financial Interests

A declaration under this section requires that the nature of the interest must be disclosed. Consequently, a member who has made a declaration must not preside, participate in, or be present during any discussion or decision-making procedure relating to the matter the subject of the declaration.

Other members may allow participation of the declarant if the member further discloses the extent of the interest and the other members decide that the interest is trivial or insignificant or is common to a significant number of electors or ratepayers.

Name	Item No and Title	Nature of Interest (and extent, where appropriate)

3.2 Disclosure of interest that may affect impartiality

Councillors and staff are required (Code of Conduct), in addition to declaring any financial interest, to declare any interest that might cause a conflict. The member/employee is also encouraged to disclose the nature of the interest. The member/employee must consider the nature and extent of the interest and whether it will affect their impartiality. If the member/employee declares that their impartiality will not be affected then they may participate in the decision-making process.

Name	Item No and Title	Nature of Interest (and extent, where appropriate)

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

4.1 Announcements

4.2 Disclaimer

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

5 Public question time

5.1 Responses to questions taken on notice

5.1.1 Ms Hollands on behalf of Belmont Resident and Ratepayer Action Group

The following question was taken on notice at the 25 February 2025 Ordinary Council Meeting. Ms Hollands was provided with a response on 12 March 2025. The response from the City is recorded accordingly:

3. How much did that report cost us?

Response

The feasibility study for the Great Eastern Highway Corridor Strategy including the Golden Gateway Local Structure Plan cost \$62,200 including GST.

5.1.2 Mr M Cardozo, Redcliffe

The following questions were taken on notice at the 25 February 2025 Ordinary Council Meeting. Mr Cardozo was provided with a response on 13 March 2025. The response from the City is recorded accordingly:

1. Lyall Street continues to suffer a significant loss of amenity due to changes in traffic patterns following the opening of Central Avenue, further exacerbated by the Moreing Street speed humps.

To help illustrate the impact on weekend and daily amenity, can the City publish the total number of vehicles recorded on Lyall Street for Saturday and Sunday, respectively, and the average daily number vehicles recorded between 6:30pm and 6:30am, all from the most recent October 2024 traffic count?

Response

Please refer to attachment 5.1.2.1.

2. To help illustrate the growing trend in traffic volumes, can the City publish a line or bar graph showing the average daily traffic on Lyall Street from each traffic count since 2018 or before if records permit?

Response

Please refer to attachment 5.1.2.1.

4. I would like to preface my question by noting that I have not found any publicly available information on the City's website regarding the "Intersection Reconfiguration" at Hardey Road, Durban Street, and Frederick Street, although it has been listed in the Belmont Bulletin.

The City's Community Engagement Policy (CP55) states that the City will strive to keep the community informed of matters that affect them, provide information needed for meaningful participation, and ensure engagement activities inform decision-making. In line with these commitments, will the City publish the proposed reconfiguration plan, outline the associated community engagement process, and bring the proposal before Council for consideration?

Response

The works at the intersection of Hardey, Frederick and Durban involve modification of existing island treatments and installation of a solid island to prevent parking at the junction. These are standard works to improve safety at the junction and not a major reconfiguration of the junction. The City adopted a standard engagement process for minor works of this nature with letters issued to adjacent residents in November 2024 and February 2025.

Please refer to the plan in attachment 5.1.2.2.

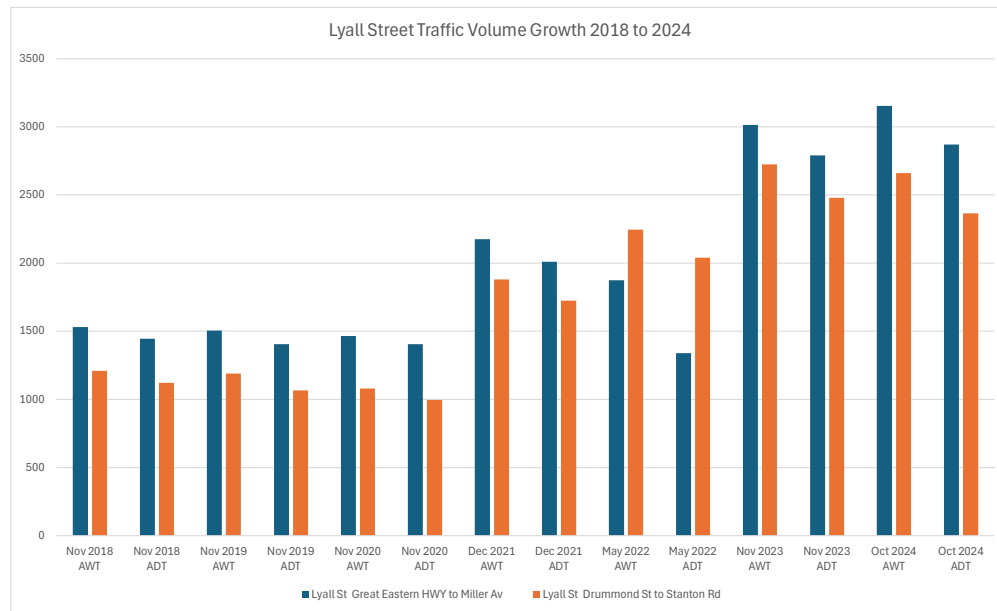
The works have commenced and will be completed by the end of March 2025.

Attachment 5.1.2.1 Lyall Street Traffic Growth Counts 2018 - 2024

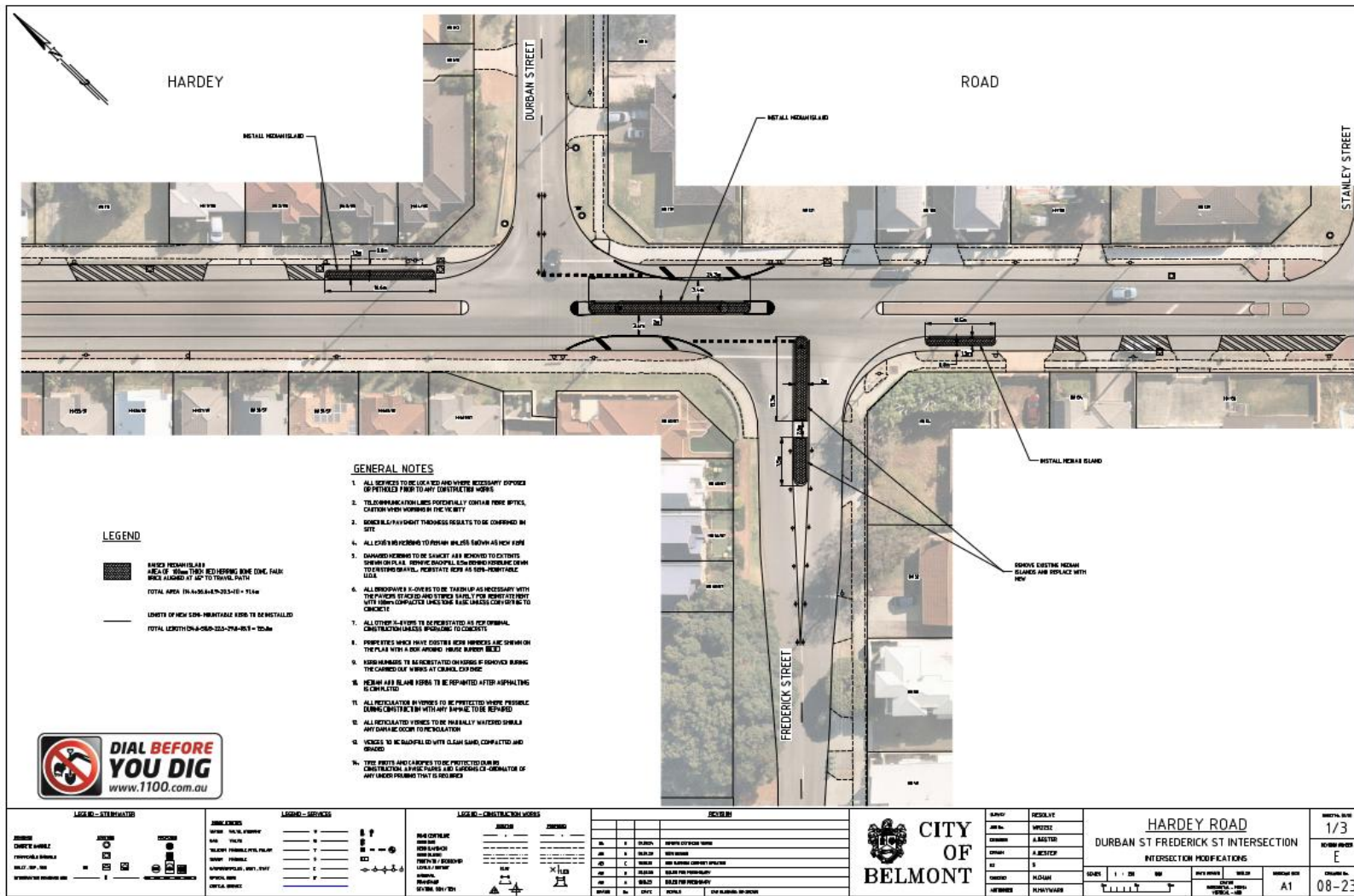
Road	Location	Suburb	Speed Limit	Count #	Average Day Traffic (ADT) Count - Date Range - Friday 18 October 2024 to Monday 28 October 2024														
					MON ADT	6pm to 6am	TUE ADT	6pm to 6am	WED ADT	6pm to 6am	THU ADT	6pm to 6am	FRI ADT	6pm to 6am	SAT ADT	6pm to 6am	SUN ADT	6pm to 6am	
Lyall St	Great Eastern HWY to Miller Av	Redcliffe	50	3462	2975	975	3150	995	3260	1100	3220	1175	3195	980	2445	720	2430	730	
Lyall St	Drummond St to Stanton Rd	Redcliffe	50	3464	2530	815	2660	810	2765	920	2760	1000	2640	840	1855	495	1995	580	

Road	Location	Nov 2018 AWT	Nov 2018 ADT	Nov 2019 AWT	Nov 2019 ADT	Nov 2020 AWT	Nov 2020 ADT	Dec 2021 AWT	Dec 2021 ADT	May 2022 AWT	May 2022 ADT	Nov 2023 AWT	Nov 2023 ADT	Oct 2024 AWT	Oct 2024 ADT
Lyall St	Great Eastern HWY to Miller Av	1530	1445	1505	1405	1465	1405	2175	2010	1875	1340	3015	2790	3155	2870
Lyall St	Drummond St to Stanton Rd	1210	1120	1190	1065	1080	995	1880	1725	2245	2040	2725	2480	2660	2365

AWT - Average Week day (Monday to Friday) Traffic
ADT - Average Day (Monday to Sunday) Traffic



Attachment 5.1.2.2 Plan for Hardey Road Frederick Street and Durban Street



5.1.3 Mr Cardozo on behalf of Belmont East Ward Connect

The following questions was taken on notice at the 25 February 2025 Ordinary Council Meeting. Mr Cardozo was provided with a response on 13 March 2025. The response from the City is recorded accordingly:

3. In October 2024, November 2024, and February 2025, a resident and/or ratepayer was denied the opportunity to speak by the Presiding Member based on not being considered 'directly affected' under a dictionary definition. However, there is no record in the minutes that they even made a request.

Under Sections 5.22, 5.94, and 5.96A of the *Local Government Act 1995 (WA)*, the City is required to keep accurate minutes and make them publicly available. How does the City justify the omission of these denied requests from the minutes, and does it consider this practice is compliant with the Act?

Response

The requirements under the *Local Government Act 1995 (WA)* ("the Act") regarding the keeping and public availability of minutes under sections 5.22, 5.94(n) and 5.96A(1)(f) of the Act apply to those meetings prescribed by the Act.

Part 5 Division 2 of the Act sets out the meetings which the Act mandates must be held and to which the Act applies, being Ordinary Council Meetings and Committee meetings.

The Act is silent on Agenda Briefing Forums (ABF's). ABF's have no legislative basis and the requirements under the Act do not apply. ABF's are provided to Council as a support mechanism to provide information to assist Council with their understanding of and preparation for Council Agenda items scheduled for decision at an Ordinary Council Meeting.

The requirements of the Act including those relating to the keeping and publication of minutes, do not apply to Agenda Briefing Forums.

5.1.4 Ms D Ransome, Ascot

The following questions were taken on notice at the 25 February 2025 Ordinary Council Meeting. Ms Ransome was provided with a response on 12 March 2025. The response from the City is recorded accordingly:

1. The City's Activity Centre Planning Strategy includes an action to implement travel behaviour programmes to encourage the use of other modes of transport, is the City trying to implement the urban planning concept of a 15 minute City?

Response

Contemporary planning seeks to facilitate a choice in transport options. Travel behaviour programs increase awareness of alternatives to private vehicles including: walking, cycling, and public transport.

2. Can the Council outline what a travel behaviour programme looks like and how it will be rolled out to residents?

Response

Travel behaviour programmes are being considered under the City's Sustainable Transport Strategy currently under development. These could involve City programmes to promote alternative modes of transport.

3. In the current agenda, it says we are conforming to Peel @3.5m plan and that Belmont needs to create over 10,000 dwellings. Can the Council provide an update as to where they are at?

Response

The State's Perth and Peel @ 3.5 Million framework sets minimum housing targets for each local government within the Perth and Peel region.

The City tracks the total number of dwellings with each five-year census release. For the 2011-2016 period 2,346 additional dwellings were delivered within the City. This met the State's minimum target of 1,860 dwellings. Between 2016 and 2021 an additional 1,899 dwellings were delivered which met the State's minimum target of 1,410 dwellings.

As for the 2021-2026 period, the City's progress towards the target will not be known until after the next census in 2026.

5.2 Questions from members of the public

6 Confirmation of Minutes/receipt of Matrix

6.1 Matrix for the Agenda Briefing Forum held 18 March 2025

Officer Recommendation

That the Matrix of the Agenda Briefing Forum held on 18 March 2025, as printed and circulated to all Elected Members, be received and noted.

6.2 Ordinary Council Meeting held 25 February 2025

Officer Recommendation

That the Minutes of the Ordinary Council Meeting held on 25 February 2025, as printed and circulated to all Elected Members, be confirmed as a true and accurate record.

7 Questions by Members on which due notice has been given (without discussion)

8 Questions by members without notice

8.1 Responses to questions taken on notice

8.2 Questions by members without notice

9 New business of an urgent nature approved by the person presiding or by decision

10 Business adjourned from a previous meeting

11 Reports of committees

11.1 Standing Committee (Audit and Risk) held 17 February 2025 (circulated under separate cover)

Officer Recommendation

That the Minutes of the Standing Committee (Audit and Risk) held on 17 February 2025 as previously circulated to all Councillors, be received and noted.

11.2 Executive Committee held 24 February 2025 (circulated under separate cover)

Officer Recommendation

That the Minutes of the Executive Committee held on 24 February 2025 as previously circulated to all Councillors, be received and noted.

12 Reports of administration

12.1 Draft Local Planning Strategy

Voting Requirement	:	Simple Majority
Subject Index	:	116/135 – Review of Local Planning Scheme No. 15
Location/Property Index	:	N/A
Application Index	:	N/A
Disclosure of any Interest	:	N/A
Previous Items	:	<ul style="list-style-type: none">• Report of Review – 27 October 2020 Ordinary Council Meeting Item 12.1• Economic Development Strategy – 23 May 2023 Ordinary Council Meeting Item 12.2• Local Heritage Survey and List – 27 June 2023 Ordinary Council Meeting Item 12.1• Public Open Space Strategy – 25 July 2023 Ordinary Council Meeting Item 12.4• Environment and Sustainability Strategy – 31 October 2023 Ordinary Council Meeting Item 12.4• Activity Centre Planning Strategy – 27 February 2024 Ordinary Council Meeting Item 12.1• Great Eastern Highway Urban Corridor Strategy – 22 October 2024 Ordinary Council Meeting Item 12.3
Applicant	:	N/A
Owner	:	N/A
Responsible Division	:	Development and Communities

Council role

Legislative	Includes adopting local laws, local planning schemes and policies.
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Purpose of report

For Council to consider endorsing the draft Local Planning Strategy and Local Housing Strategy, and request consent from the Western Australian Planning Commission to advertise the Local Planning Strategy.

Summary and key issues

- On 21 December 2020, the Western Australian Planning Commission (WAPC) endorsed Council's decision to repeal the existing Local Planning Scheme and Local Planning Strategy (LPS) and prepare new documents to replace them.
- Since then, several sub-strategies have been developed and adopted by Council to inform the draft LPS including the Public Open Space Strategy, Economic Development Strategy, Great Eastern Highway Urban Corridor Strategy, Environment Strategy, and Activity Centre Planning Strategy. A draft Local Housing Strategy (LHS) (Attachment 12.1.2) has also been prepared. These sub-strategies will serve as appendices to the draft LPS.
- It is recommended that Council endorse the draft LHS and for it to be advertised as an appendix to the draft Local Planning Strategy.
- It is also recommended that Council endorse the draft LPS (included as Attachment 12.1.1) for referral to the WAPC for advertising consent.
- Subject to WAPC approval, the LPS will be advertised in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations).

Officer Recommendation

That Council:

1. Endorse the draft Local Planning Strategy and draft Local Housing Strategy.
2. Submit the draft Local Planning Strategy to the Western Australian Planning Commission for consent to advertise, pursuant to Regulation 12(1) of the Planning and Development (Local Planning Schemes) Regulations 2015.
3. Request that the Western Australian Planning Commission approve a 28-day extended advertising period for the draft City of Belmont Local Planning Strategy pursuant to Regulation 13(2) of the Planning and Development (Local Planning Schemes) Regulations 2015.
4. Subject to Western Australian Planning Commission consent, endorse advertising of the draft Local Planning Strategy in accordance with Regulation 13 of the Planning and Development (Local Planning Schemes) Regulations 2015.

Location

The draft LPS is applicable to the entire City of Belmont local government area.

Consultation

The City of Belmont is required to prepare and advertise the draft LPS in accordance with the Regulations. In order to advertise the document, WAPC consent is required. Further information on this is included in the Statutory Environment section of the report.

Previous Consultation

No consultation on the draft Local Planning Strategy has occurred to date. However, in preparing the sub-strategies, the following consultation was undertaken:

- Officers undertook five resident workshops in June and July 2019. The workshops provided the community with an opportunity to participate in the future planning of the City. More specifically, the workshops aimed to:
 - Establish a vision for future planning of housing, activity centres and public open space in the City.
 - Identify the perceived strengths, weaknesses, opportunities and threats in relation to housing, activity centres and public open space in the City.
- Meetings were held with several activity centre land and business owners to gauge the business community's perceptions of activity centres. This included understanding their views on the indicative catchment area, enhancements to the public realm and safety, as well as identifying potential development opportunities.
- At the conclusion of the workshops and meetings, two surveys, one for residents and one for businesses, were distributed to the community. These surveys aimed to gain a further understanding of resident and business aspirations for the City.

Strategic Community Plan implications

In accordance with the 2024–2034 Strategic Community Plan:

Key Performance Area: People

Outcome: 2. A strong sense of pride, belonging and creativity.

Key Performance Area: Planet

Outcome: 4. Healthy and sustainable ecosystems.

Outcome: 5. Climate resilience.

Key Performance Area: Place

Outcome: 6. Sustainable population growth with responsible urban planning.

Outcome: 7. Attractive and welcoming places.

Outcome: 8. A city that is easy to get around safely and sustainably.

Key Performance Area: Performance

Outcome: 11. A happy, well informed and engaged community.

Policy implications

The draft LPS and LHS propose actions that may affect the City's suite of local planning policies. These include investigating the revocation or amendment of certain existing policies, as well as identifying where new policies may be required.

Statutory environment

Planning and Development Regulations 2015 (WA) (Regulations)

Local Planning Strategies

The Regulations sets out the statutory requirements and procedures for Local Planning Strategies. Part 3 Regulation 11(2) requires that a local planning strategy:

- Be prepared in a manner and form approved by the Commission;
- Set out the long-term planning directions for the local government;
- Apply any State or regional planning policy that is relevant to the Strategy; and
- Provide the rationale for any zoning or classification of land under the Local Planning Scheme.

Before advertising a draft LPS, a copy of the draft LPS must be provided to the WAPC for certification. At this stage the WAPC may require modifications before advertising takes place. Following certification, the LPS must be advertised by publishing a notice in a local newspaper and on the local government's website and giving a copy of the notice to each public authority that may be affected. The draft LPS can also be advertised in any other way as directed by the WAPC or considered appropriate by the local government.

The Regulations require a draft LPS to be advertised for a 21-day period unless the WAPC approves a longer period.

Following advertising, the submissions and the draft LPS are required to be reviewed by officers prior to a report being presented to Council. Council has the option to either support the LPS without modification, or with modifications to address matters raised in submissions. Following Council's consideration, the draft LPS must be submitted to the WAPC for consideration.

Model Provisions

Schedule 1 of the Regulations contains the Model Provisions for local planning schemes. The Model Provisions provide the form and content for all new local planning schemes and apply when a scheme is revised, prepared or amended by a local government. These provisions can typically only be varied subject to strong justification and Minister approval.

Background

The Regulations require every local government to have a Local Planning Strategy and a Local Planning Scheme. The Local Planning Strategy sets out the long-term planning vision, guiding land use and development. The Local Planning Scheme provides the statutory framework to implement this vision through zoning and development controls.

On 21 December 2020, the WAPC endorsed Council's resolution to repeal the existing Local Planning Scheme and Local Planning Strategy and develop new documents to replace them. As the Local Planning Strategy sets the vision, it must be progressed first. To inform its preparation, several sub-strategies have been prepared and adopted by Council, including:

- Public Open Space Strategy
- Economic Development Strategy
- Great Eastern Highway Urban Corridor Strategy
- Environment and Sustainability Strategy
- Activity Centre Planning Strategy.

A draft Local Housing Strategy has also been prepared concurrently to the draft LPS for the following reasons:

- To ensure alignment, as housing is a critical factor in the planning framework. Progressing the draft LPS alongside the draft LHS helps prevent conflicts, ensuring that both documents are consistent.
- This approach reduces the risk of requiring revisions to the draft LPS that could affect the draft LHS following the WAPC's initial consideration.
- The draft LPS integrates key aspects of the draft LHS, including population projections and residential development capacity. Additionally,

the draft LPS is required to include modelling that has been informed by the draft LHS.

The draft LHS will also form an appendix to the draft LPS along with the other sub-strategies.

The LPS has been prepared in accordance with the State Government's template, reflecting the key actions of the sub-strategies. It aligns with relevant State Planning Policies and the State's Sub-Regional Planning Framework, providing a strategic basis for the City's Local Planning Framework.

An overview of the draft LPS and LHS is provided in the following section.

Report

Role and Structure

Local Housing Strategy

The draft LHS provides analysis and recommendations to guide the City's future housing needs. The document was developed through a review of the current strategic planning context, demographic trends, housing demands, and the existing statutory planning framework.

The Strategy is divided into two parts:

- Part 1 outlines the vision, objectives, and strategies, alongside an overview of the planning context, demographic trends, housing implications, and community engagement findings.
- Part 2 focuses on specific areas within the City, offering detailed analyses of housing in individual suburbs and cross-suburb focus areas, as well as city-wide housing initiatives and actions.

The draft LHS and its key actions and recommendations form part of the LPS. Among all sub-strategies, the LHS must be considered in the context of the LPS, as the LPS relies on modelling informed by the LHS. To maintain this connection, the LHS will be advertised as an appendix to the LPS. Following advertising, Council may request modifications to the LHS; however, any changes must align with the corresponding LPS recommendations.

Local Planning Strategy

The purpose of the LPS is to:

- Set out the long-term planning direction to guide the City of Belmont's planning framework, including the preparation of a new Local Planning Scheme and Local Planning Policies.

- Apply any State or regional planning policy that is relevant to the Strategy; and
- Provide the rationale for any zoning or classification of land under a new local planning scheme.

The draft Local Planning Strategy is structured as follows:

- Part 1 outlines the vision, key considerations and opportunities and various actions to guide and manage future land use and development outcomes. This section also details key planning areas across the City which require more detailed analysis and consideration.
- Part 2 contains key background information relating to the existing State and Local Planning framework as well as demographic data and further analysis in support of the key considerations and opportunities detailed in Part 1.

An overview of the key considerations and opportunities identified in the draft LPS and draft LHS is provided below.

Key Considerations

Alignment with the *Planning and Development (Local Planning Schemes) Regulations 2015 (WA)* and State Position Statements.

The Model Provisions in the Regulations establish standard zones, reserves, and land use definitions, which the City's existing Scheme provisions do not fully align with.

As part of the State's planning reform agenda, the Department of Planning, Lands and Heritage (DPLH) has also released the *WA Planning Manual – Non-Residential Car Parking Rates in Perth and Peel*, setting minimum and maximum parking rates for local planning frameworks.

To address the above matters, the draft LPS includes actions to align the City's local planning framework with contemporary standards in the following areas:

- Land use
- Zones
- Parking requirements
- Development standards.

Density Codes

Perth and Peel @ 3.5 Million sets minimum infill housing targets for each local government in the region. The City of Belmont was required to provide an additional 1,860 dwellings between 2011 and 2016 and 1,410 dwellings

between 2016 and 2021. During these periods, the City delivered 2,346 and 1,901 dwellings, exceeding the targets by 486 and 491 dwellings respectively. While the City has successfully met its interim targets, there is a need to continue to strategically plan for housing opportunities. This will enable the City of Belmont to take a controlled approach to density without upcoding large areas of the City.

The draft LPS must include modelling demonstrating how the City can continue to meet its dwelling targets. Accordingly, the DPLH were engaged by the City to undertake this modelling. An overview of the modelling and the associated considerations are outlined below:

- The modelling concentrates on areas within the City that have the potential for residential development. It specifically targets land within 12 planning areas, as well as 'Residential' zoned land outside these areas. Further details on the planning areas are provided later in this report.
- The data provided from DPLH includes the number of residential dwellings currently within each planning area, as well as those outside the planning areas, as identified by the Valuer General's Office.
- The modelling is based on the development potential of land. Therefore, for the purpose of the modelling the following density codes were applied:
 - In areas with existing flexible density codes, the highest applicable code was used. For example, in R20/50/100 areas, an R100 code was applied.
 - For land within the Golden Gateway precinct and subject to the Great Eastern Highway Urban Corridor Strategy, the density codes outlined in the Structure Plan and Strategy were applied.
 - In planning areas where a structure plan has not yet been prepared, density codes ranging from R20 to R40 have been applied. This includes land within Development Areas 4, 5, and 7.
 - Consistent with the modelling undertaken for the Activity Centre Planning Strategy, an R60 density code has been applied to land within both local and neighbourhood centres.
 - An R10 density code has been applied to the Residential and Stables zone, aligning with the existing density for land within the precinct.
 - For the Redcliffe Station Precinct, DPLH provided dwelling estimates, as they are currently preparing a draft Improvement Scheme to guide development in this area.
- For the purpose of the modelling, all land is assumed to be vacant and assessed under three growth scenarios: low, medium, and high. The low scenario assumes a 25% development uptake, the medium scenario assumes 50%, and the high scenario assumes 75%. The existing

dwelling numbers have been considered in the City's analysis to facilitate in the accuracy of the data.

- Using the assumed uptake rate of 50% (medium scenario) is considered appropriate when factoring in the City's interim dwelling target progress. On this basis, the City has sufficient capacity to fulfill the State Government's dwelling targets contained within Perth and Peel @ 3.5 Million.

The draft LPS and LHS include actions to guide the review of density codes and residential development provisions. Key considerations are outlined below.

Flexible Density Codes

There are large areas of the City of Belmont that are assigned a flexible density code including R20/40, R20/60, and R20/50/100. The DPLH has indicated that flexible density codes are no longer supported at the State level. This position requires a transition to standard density codes and a review of the development requirements for flexible density coded sites. As detailed within the LHS, many of these provisions are no longer necessary due to the introduction of Volume 2 of the Residential Design Codes (R-Codes) and revisions to Volume 1. The LPS provides for these provisions to be investigated further through the preparation of a new local planning scheme.

Land Not Currently Assigned a Density Code

Some land within the City of Belmont is not currently assigned a density code under Local Planning Scheme No. 15 but is still capable of accommodating residential development, such as 'Mixed Use' zoned properties adjacent to Great Eastern Highway. This means there are limited provisions in place to guide development, as applications cannot be assessed against the density based requirements of the R-Codes. In line with Perth and Peel @ 3.5 Million and the City's Great Eastern Highway Urban Corridor Strategy, the LPS and LHS include actions to apply a suitable density code to this land. The LPS and LHS also include actions to investigate an appropriate transition to lower-density residential areas along the Great Eastern Highway corridor.

Built Form Controls

The City has a range of Local Planning Policies and Local Planning Scheme provisions that guide the built form outcomes of residential and commercial development. These provisions were prepared before Volume 2 of the R-Codes were introduced and before the recent updates to Volume 1. Since Volume 2 of the R-Codes were introduced and Volume 1 has been updated there has been a greater focus on landscaping, natural ventilation and solar access. Therefore,

the LPS and LHS include actions to review these provisions to determine whether they should be retained (with potential modifications) or revoked.

Dwelling Diversity

The draft LPS and LHS outline actions to promote dwelling diversity within the City of Belmont. While three to four-bedroom single houses remain the most common dwelling type, the number of one and two person households has been increasing since 2011. In response to this shift, the strategies continue supporting the development of one and two bedroom dwellings within 200m of activity centres and high-frequency public transport stops. There is also an emphasis on encouraging housing for aged and dependent persons near services and transport.

The strategies acknowledge the emergence of shared living arrangements, such as community homes or residential buildings with six or more ensuite bedrooms. These arrangements may require additional guidance, such as the preparation of a local planning policy, as the R-Codes do not provide suitable standards, including parking requirements for such developments.

Furthermore, to maintain long-term housing availability, the strategies propose the ongoing operation of Local Planning Policy No. 19, which guides appropriate locations for short-term rental accommodation and outlines instances where such proposals will not be supported. This approach is consistent with the intent of the 'Residential' zone to increase the resident population by providing long-term housing opportunities.

Environment and Sustainability

Most natural areas within the City of Belmont are reserved 'Parks and Recreation' under the Metropolitan Region Scheme or Local Planning Scheme No. 15 and are managed by the City and/or DPLH. The LPS advocates for the ongoing preservation of these areas by applying appropriate reservations that reflect their actual use and fulfilling the objectives, targets, and actions outlined in the Environment and Sustainability Strategy.

The LPS also promotes improved sustainability outcomes through actions such as exploring development incentives where certain sustainability criteria are met. This approach is consistent with that of other local governments, where developers are offered incentives in exchange for meeting sustainability criteria. The LPS and LHS further encourage sustainable design by advocating for the introduction of a sustainable development guide.

The LPS recognises the role of trees in mitigating climate change and includes actions to investigate the introduction of a tree to parking bay ratio and deep soil requirements for non-residential properties. It also explores the potential for introducing guidance for new crossovers that conflict with existing street

trees and considers retaining the City's current tree preservation order provisions within the new local planning scheme.

These measures are expected to enhance environmental and sustainability outcomes within the City of Belmont.

Planning Areas

The LPS identifies 12 Planning Areas, each with specific directions and actions to guide their future development. These areas are strategically designated to address the unique needs and opportunities within different parts of the City of Belmont. The locations of these Planning Areas are outlined on the Local Planning Strategy Map included as Attachment 12.1.3, with detailed actions and strategies provided in Table 5 of the LSP. Attachment 12.1.4 provides a description of why each planning area has been chosen.

Advertising Period

The Regulations require a draft LPS be advertised for a period of 21 days or an alternative period as determined by the WAPC. Under Regulation 13(2), it is considered appropriate to request an extension of the advertising period from 21 days to 28 days, to align with the advertising period for the City's sub-planning strategies.

If Council resolves to endorse the strategies for advertising, officers will develop an engagement plan. Additional engagement will also occur during the preparation of the new local planning scheme.

Implementation

It is important to note that the draft LPS provides officers with the ability to investigate various matters further, but it is not the statutory tool for implementing changes. Such changes will require the preparation of a new Local Planning Scheme.

In terms of timeframes, it is anticipated that the draft LPS will be presented to Council for consideration after advertising, in the final quarter of 2025. Following Council's consideration, the document will be submitted to the WAPC for final approval and endorsement. The above timelines will be affected by the WAPC timeframes for providing consent to advertise, and final approval.

Conclusion

The draft LPS and LHS will guide future planning in Belmont and support the development of a contemporary and appropriate planning framework through the preparation of a new local planning scheme.

It is recommended that Council endorses the draft LPS and LHS for public advertising.

Financial implications

The actions of both strategies will have financial implications which will consist of officer time and advertising costs. These costs will be covered by the City's Operational Budget.

Environmental Implications

The LPS includes actions to support the preservation and enhancement of natural areas while mitigating environmental impacts consistent with the City's Environment and Sustainability Strategy.

Social implications

The Strategies contain a wide range of actions aimed at meeting community needs.

Attachment details

Attachment No and title
1. Local Planning Strategy [12.1.1 - 130 pages]
2. Local Housing Strategy [12.1.2 - 279 pages]
3. Local Planning Strategy Map [12.1.3 - 1 page]
4. Planning Area Table [12.1.4 - 7 pages]

City of Belmont
Local Planning Strategy
2025

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Part 1 – Strategy

The City of Belmont acknowledges the Whadjuk Noongar people as the Traditional Owners of this land and we pay our respects to Elders, past, present and emerging. We further acknowledge their cultural heritage, beliefs, connection and relationship with this land which continues today.

We acknowledge all Aboriginal and Torres Strait Islander peoples living within the City of Belmont.

1 Introduction

The City of Belmont Local Planning Strategy comprises:

- Part 1 – Strategy and
- Part 2 – Background Information and Analysis

The Local Planning Strategy applies to the area shown in Figure 1 – Local Planning Strategy Map (Page 49).

This local planning strategy comes into operation on the day on which it is endorsed by the Western Australian Planning Commission (WAPC) and revokes the City's preceding local planning strategy, endorsed by the WAPC on 4 November 2011.

As required by Regulation 11 of the Planning and Development (Local Planning Schemes) Regulations 2015, the purpose of the local planning strategy is to:

- a) set out the long-term planning directions for the local government
- b) apply any State or regional planning policy that is relevant to the local planning strategy and
- c) provide the rationale for any zoning or classification of land under the local planning scheme.

The local planning strategy forms the strategic basis for the preparation, implementation and review of the City of Belmont Local Planning Scheme No. 15 (LPS 15). The following sub strategies, endorsed by Council, have been prepared to support the local planning strategy:

Document Name	Date Endorsed by Council
Local Housing Strategy (Appendix 1)	Progressed concurrently
Activity Centre Planning Strategy (Activity Centre Planning Strategy Belmont Connect)	27 February 2024
Public Open Space Strategy (Plans and Strategies City of Belmont)	25 July 2023
Great Eastern Highway Urban Corridor Strategy (Great Eastern Highway Urban Corridor Strategy City of Belmont)	22 October 2024
Environment and Sustainability Strategy (Plans and Strategies City of Belmont)	31 October 2023
Economic Development Strategy (https://www.belmont.wa.gov.au/docs/ecm/economic-development-strategy-2023-2028-pdf)	23 May 2023
Local Heritage Survey and List (Local Heritage Survey and Heritage List City of Belmont)	27 June 2023

These sub strategies do not form part of the local planning strategy and have not been endorsed by the Western Australian Planning Commission. Where relevant,

recommendations and findings of the sub strategies are referenced in Part 2 of the local planning strategy with a view to informing planning directions and actions as outlined in Part 1.

2 Vision

The vision of the local planning strategy is:

"The City of Belmont is a dynamic, liveable and well-connected riverside city, committed to sustainable growth, diversity in housing options, and vibrant activity centres that enhances the quality of life for all. Our City fosters a strong sense of belonging and inclusivity, celebrating the rich diversity of our population."

3 Considerations/Opportunities

3.1 Overview

Consistent with the State Planning Framework, planning considerations of relevance to the City are presented under the following themes:

- Community, urban growth, and settlement
- Economy and employment
- Environment
- Infrastructure

For each of the above, planning directions and actions have been identified. Planning directions are short statements that specify what is to be achieved or desired for the consideration/opportunity. Each planning direction is supported by an action(s), that outlines what is proposed and how it is to be undertaken, rationale and timeframe.

3.2 Community, Urban Growth, and Settlement

3.2.1 Key Consideration/Opportunity 1 - Housing

Density and Dwelling Diversity

Density

- Residential zoned land within the City has density codes ranging from R12.5 through to R100.
- The City's current densities have played a key role in meeting the interim targets for Perth and Peel @ 3.5 Million. However, this achievement is largely attributed to The Springs development area. While these densities can continue to support the City in meeting its targets, it is important to ensure they are complemented by appropriate density in key development areas, such as the Golden Gateway and Redcliffe Station Precincts.
- There are large areas of the City that have dual density codes, such as R20/40, R20/60, and R20/50/100. Dual density codes have supported the development of grouped and multiple dwellings near high-frequency bus routes and activity centres.
- The broad density ranges within dual codes, particularly R20/50/100, can result in significant variation in the built form and character of an area. While landowners are not required to develop to the highest density, the wide range of potential outcomes often creates uncertainty and inconsistent expectations about how the area will evolve. This lack of clarity can complicate the community's understanding of likely density outcomes.
- Split density codes are accompanied by specific development requirements that need to be met to achieve the higher density. These provisions were drafted prior to the introduction of the updated Residential Design Codes (R-Codes) and Volume 2, which set much higher standards for medium- and higher-density development. This is coupled with all multiple dwelling proposals being reviewed by the City's Design Review Panel, ensuring improved design outcomes.

- Dual density codes in Local Planning Schemes are no longer supported. This necessitates a transition towards standard density codes.
- As part of preparing a new local planning scheme, the appropriateness of existing scheme provisions for residential development will be reviewed. Certain provisions, such as the R30 density bonus for R20-coded corner sites and the requirement to construct to plate height above R30, may warrant retention. The plate height requirement has facilitated coordinated development outcomes, avoiding ad hoc developments at the highest density code. Therefore, there is merit in maintaining this requirement.
- Some land within the City is not currently assigned a density code but is still capable of accommodating residential development. As part of preparing a new local planning scheme, it may be appropriate to apply density codes to this land. For example, 'Mixed Use' zoned properties adjacent to Great Eastern Highway currently lack density codes. In line with *Perth and Peel @ 3.5 Million* and the City's Great Eastern Highway Urban Corridor Strategy, the City will apply suitable density codes and review those in nearby areas to ensure an appropriate transition.
- Portions of the City's residential area fall within the Australia Noise Exposure Forecast (ANEF) area associated with Perth Airport. State Planning Policy 5.1 (SPP 5.1) – Land Use Planning in the Vicinity of Perth Airport specifies that dwelling density should generally be limited to R20 within the ANEF 20-25 contour and R12.5 in areas above ANEF 25. Since the preparation of LPS 15, the ANEF contours have been revised, resulting in some properties:
 - Being within an ANEF contour that was not previously applicable.
 - Being subject to a higher ANEF contour.
 - Being subject to a lower ANEF contour or falling outside the ANEF contour.

Density codes should be reviewed in response to these changes.

- The City of Belmont includes eight Development Areas, each requiring a structure plan to guide subdivision and development. Two of these areas (Development Area 3 and Development Area 9) have either been developed or had their zoning and density amended to align with approved structure plans. As such, the City will review these areas and consider their potential revocation, taking into account the comments outlined in Section 8.6.

Having regard to the above, the Strategy outlines actions to review existing density codes, apply appropriate density codes where residential development is suitable, remove dual density codes, and review and implement suitable land use definitions and development requirements through the preparation of a new local planning scheme.

Dwelling Diversity

Single houses with 3 to 4 bedrooms remain the dominant housing type across the City. The City has a growing number of 1 or 2 person households, a trend that has continued since 2011 and is expected to persist. While there was an increase in 1 and 2 bedroom dwellings between 2011 and 2021, more of these are needed to meet the demand from the rising lone-person household population.

Aged housing

Belmont is anticipated to see a 41.4% increase in its retirement-age population between 2021 and 2031. As this continues, the demand for aged persons' dwellings will increase. Encouraging these developments near public transport and activity centres, with convenient access to services and amenities is essential. The City's current definition of 'Nursing Home' is inconsistent with the Model Provisions of the Regulations. Therefore, the City should align land use definitions with the Model Provisions and the DPLH's Position Statement – Residential Accommodation for Ageing Persons through the preparation of a new local planning scheme.

Shared Living

Within the City of Belmont, there is growing interest in shared living arrangements, reflected in the recent increase in proposals for 'Residential Buildings' with six or more ensuite bedrooms. There has also been a rise in proposals for 'Community Homes,' which provide accommodation for individuals who are physically or intellectually handicapped or socially disadvantaged.

These proposals pose challenges, such as parking requirements and unique designs that differ from typical single houses. The current local planning framework and R-Codes do not provide clear guidance for assessing such developments. To address this, the City may need to consider a local planning policy to guide decision-making. Additionally, the City should explore appropriate land use definitions and establish suitable permissibility through the preparation of a new local planning scheme.

Short Term Rentals

In recent years, the City of Belmont has witnessed a significant increase in STRA uses, primarily attributed to the success of online booking platforms and the areas proximity to Perth Airport, Perth Central Business District, Optus Stadium and the Swan River. To support the availability of long-term housing, the City should limit STRA uses to suitable locations having regard to the direction set by the City's Local Planning Policy No. 19 – Short Term Rental Accommodation.

The Strategy outlines actions to facilitate dwelling diversity across the City of Belmont and appropriately manage development outcomes.

3.2.2 Key Consideration/Opportunity 2 - Built form and character

The City experienced rapid residential development in the 1950s, with many new homes built by the State Housing Commission. While some these homes still exist, many have been demolished and redeveloped. During the 1950s and 1960s, there was also a surge in industrial construction, and in 1951, over 80 hectares north of Alexander Road was designated for industrial use. This area is now known as the Belmont Business Park. Additionally, in Ascot, adjacent to Ascot Racecourse, there is a unique area zoned 'Residential and Stables' under LPS 15, where lots contain both residences and horse stables.

There are various Local Planning Policies and Local Planning Scheme provisions which currently guide residential and commercial development across the City. Five Special Development Precincts delineated on the Scheme Map are also subject to unique local planning policies. Whilst the associated local planning policy and requirement for development approval has facilitated high quality development outcomes, most of these areas have now

been built out. Additionally, certain provisions are now covered by the Residential Design Codes.

The Local Planning Strategy includes actions to investigate the rationalisation of the 'Special Development Precinct' zone and review existing local planning policies and scheme provisions to determine whether these are retained (with modifications) or revoked. For certain types of development, high quality design outcomes will continue to be achieved with the assistance of the City's Design Review Panel. The Panel provides constructive feedback and guides design, assessment and decision-making processes.

The built form and character associated with Great Eastern Highway is addressed in Planning Area F.

3.2.3 Key Consideration/Opportunity 3 - Cultural heritage

The City of Belmont contains a wide range of historical places with:

- 91 places on the Local Heritage Survey;
- 30 places on the Local Heritage List;
- 10 Registered Aboriginal Heritage Sites; and
- 6 places listed on the State Register of Heritage Places.

These places/sites are scattered throughout the City of Belmont, with concentrations along and surrounding the Swan River Foreshore, and in residential areas in Ascot and Rivervale.

The City is committed to protecting and conserving places of cultural heritage significance in accordance with the Heritage Act 2018. This includes ensuring the Local Heritage Survey and Heritage List are updated and reviewed as required. The City's Local Heritage Survey and Heritage List were recently reviewed in accordance with the Guidelines for Local Heritage Surveys. Due to the recent adoption of this framework, it is not envisaged that the City's heritage-protected places will change under this Local Planning Strategy. In keeping with its ongoing approach, the City will continue to review and update the Local Heritage Survey and Heritage List as needed, with a major review to be conducted alongside the next review of the Local Planning Strategy, in accordance with the Heritage Council's Guidelines for Local Heritage Surveys.

3.2.4 Key Consideration/Opportunity 4 - Activity centres

Activity centres serve as key hubs for commercial and social activity, offering essential services to residents and creating employment opportunities. The City of Belmont has a variety of activity centres, classified within a hierarchical structure, as shown in Figure 2 below.

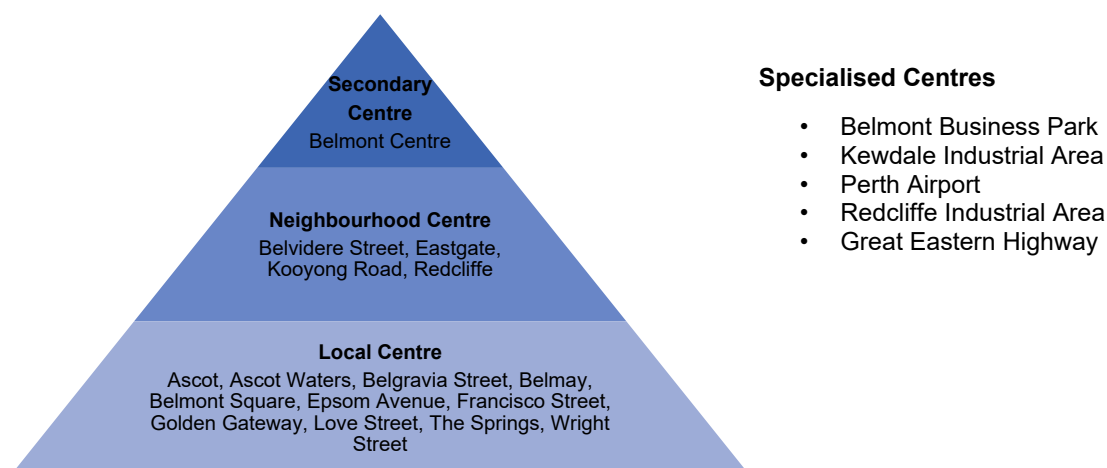


Figure 2: City of Belmont Activity Centre Hierarchy

The future planning of the Belmont Town Centre is addressed in Planning Area I and the City's Local and Neighbourhood Centres and surrounding land is addressed in Planning Areas J and K. Specialised Centres are further discussed in section 3.3.1- Economy and Employment.

3.2.5 Key Consideration/Opportunity 5 - Public open space and community facilities

Public Open Space

The City has a total of approximately 284 hectares of public open space, comprised of a mix of regional open spaces (reserved as Parks and Recreation under the Metropolitan Region Scheme), neighbourhood open spaces, district open spaces and other spaces.

Objectives

The key objectives for the provision of public open space within the City are:

Optimal POS	<ul style="list-style-type: none">Optimise public open space provisions, diversity, functionality, accessibility and utilisation.
Liveable POS	<ul style="list-style-type: none">Provide public open space that supports urban liveability and recognises local identity, culture and heritage.
Connected POS	<ul style="list-style-type: none">Plan for green spaces that enhance the connection between private and public areas.
Natural POS	<ul style="list-style-type: none">Protect and enhance our natural environment and minimise environmental impact.
Enduring POS	<ul style="list-style-type: none">Develop public open space that is adaptable, sustainable, responsive and resilient to future challenges.

Strategies

The City's Public Open Space Strategy contains the following strategies to increase public open space provision and quality:

- Investigating the acquisition or transfer of land to increase net public open space area.
- Converting or enhancing existing water supply, sewerage and drainage land to become accessible.
- Considering providing a higher level of service within the City's existing public open space where there is a shortfall in public open space.
- Co-locating and developing green space in activity centres, schools and high-density areas.
- Investigating whether it is appropriate to require contributions for public open space from developers, having regard to public open space needs and development viability.
- Identifying opportunities to support the connection between public open space and private green space.

The City's existing Local Planning Scheme No.15 contains local reserves which are not consistent with the Model Provisions of the Regulations. Two examples of this include the 'Parks and Recreation' and 'Parks and Recreation: Water Supply Sewerage and Drainage' reserves. As part of the preparation of a new local planning scheme there is an opportunity to introduce the 'Public Open Space and 'Drainage/Waterway reserves, consistent with Planning and Development (Local Planning Schemes) Regulations 2015.

Community Facilities

Community facilities include built or hard infrastructure such as spaces and physical assets for community activities, including social, cultural, or physical engagement.

The City of Belmont has adopted a Community Infrastructure Plan 2022-2040 to guide resource allocation in achieving key economic, social, environmental and community goals over the next 20 years. The Plan will serve as a guide for future planning and development of community facilities.

As part of the preparation of a new local planning scheme there is an opportunity to introduce the private clubs, institutions and places of worship zone, consistent with the Planning and Development (Local Planning Schemes) Regulations 2015.

3.2.6 Key Consideration/Opportunity 6 - Hazards

Certain areas within the City are subject to bushfire and flood risk.

Properties at risk of bushfire are primarily located near Tonkin Highway, Leach Highway and the Swan River. Future planning proposals within bushfire prone areas will be assessed against *State Planning Policy 3.7 – Planning in Bushfire Prone Area* and appropriate management measures will be implemented as required.

Development within the floodway should continue to be restricted by the local planning scheme. Development within the flood fringe and in proximity to open Water Corporation drains should be required to meet a minimum finished floor level. This could be addressed by providing mechanisms through appropriate provisions, which will be further investigated as part of the preparation of the new local planning scheme.

Table 1: Community, Urban Growth and Settlement – Planning Directions and Actions

Consideration/ opportunity	Planning Direction	Action	Rationale	Timeframe
Housing	1. Continue to provide for higher density housing within proximity to activity centres, urban corridors, high frequency public transport routes and the Redcliffe Station Precinct.	<p>1a. Investigate the rationalisation of flexible density codes across the City of Belmont.</p> <p>1b. Investigate and apply appropriate density codes for land that can accommodate residential development that does not currently have an allocated density code.</p> <p>1c. Investigate appropriate density codes for land located behind properties fronting Great Eastern Highway to ensure a gradual transition, stepping down from the highway towards adjacent areas.</p> <p>1d. Investigate whether it is appropriate to revoke Development Areas 3 and 9 and normalise the zoning and density codes of these areas through the preparation of a new local planning scheme.</p>	Section 9.3.1 of Part 2	Short term (1-5 years)

Attachment 12.1.1 Local Planning Strategy

	2. Facilitate the delivery of a diverse range of housing, particularly for an ageing population and to accommodate smaller household sizes consistent with population trends.	<p>2a. Apply densities and zonings that facilitate the delivery of housing for aged and dependent persons, particularly in proximity to activity centres, Redcliffe Station and high frequency bus stops.</p> <p>2b. Apply densities and zonings that facilitate the development of 1 and 2 bedroom dwellings within 200m of activity centres and within 200m of high frequency public transport stops to align with household composition data and trends.</p> <p>2c. Identify and explore opportunities to align land uses in the current planning scheme with the Model Provisions and any relevant Position Statement as part of developing a new local planning scheme.</p> <p>2d. Investigate the appropriateness of developing a 'Shared Living' Local Planning Policy.</p>	Section 9.3.1 of Part 2	<p>Ongoing</p> <p>Short term (1-5 years)</p>
	3. Facilitate the provision of long-term housing available for the community.	3a. Ensure that residential housing stock is not eroded by STRA land uses by restricting the land uses to appropriate locations, particularly near Great Eastern Highway and other tourist accommodation land uses.	Section 9.3.1 of Part 2	Ongoing

Attachment 12.1.1 Local Planning Strategy

	4. Promote well planned residential development by applying appropriate density codes through the preparation of a new local planning scheme.	<p>4a. Review the appropriateness of existing density codes under Local Planning Scheme No. 15 and make any required amendments through the preparation of a new local planning scheme.</p> <p>4b. Consider updating density codes where ANEF noise contours have changed since the preparation of Local Planning Scheme No. 15.</p> <p>4c. Review existing scheme provisions for residential development, including the appropriateness of retaining the R30 density bonus for R20-coded corner sites and the requirement to construct to plate height prior to subdivision above the R30 density code.</p>	Section 9.3.1 of Part 2	Short term (1-5 years)
Built form and character	5. Identify and explore opportunities to align non-standard zones in the current planning scheme with the Model Provisions as part of developing the new local planning scheme.	5a. Investigate the rationalisation of the 'Special Development Precinct' Zone.	Section 9.3.2 of Part 2	Short term (1-5 years)
	6. Review existing built form provisions contained within the City's local planning policies.	<p>6a. Through the preparation of a new local planning scheme, investigate the appropriateness and necessity of existing built form and character provisions within the City's local planning policies.</p> <p>6b. Review local planning policies relating to built form and character, and amend to make these consistent with the template drafted by the Department of Planning, Lands and Heritage.</p>	Section 9.3.2 of Part 2	Short term (1-5 years)
	7. Facilitate high-quality built form outcomes.	7a. Undertake a review of existing built form provisions in the Local Planning Scheme relating to each zone.	Section 9.3.2 of Part 2	Short term (1-5 years)

Attachment 12.1.1 Local Planning Strategy

Cultural heritage	8. Continue to protect and conserve places of cultural heritage significance in accordance with the Heritage Act 2018.	8a. Ensure the City's Local Heritage Survey and Heritage List are updated and reviewed as required in accordance with the Heritage Council's Guidelines for Local Heritage Surveys.	Section 9.3.3 of Part 2	Ongoing
Public open space and community facilities/services	9. Facilitate the delivery of high quality public open space.	<p>9a. Investigate opportunities to achieve a higher level of service within the City's existing public open space areas where there are existing shortfalls.</p> <p>9b. Investigate the appropriate mechanism through the preparation of the new local planning scheme to improve the visual permeability of fences facing public open space, encourage passive surveillance, and enhance connectivity.</p>	Section 9.3.5 of Part 2	Ongoing
	10. Investigate opportunities to increase the amount of useable public open space.	<p>10a. Investigate the acquisition or transfer of land to increase net public open space area.</p> <p>10b. Investigate the feasibility of levying developer contributions for public open space and/or requiring developers to provide public open space as part of subdivision.</p> <p>10c. Investigate and identify appropriate opportunities to convert or enhance existing water supply, sewerage and drainage land to serve as a form of public open space.</p> <p>10d. Co-locating and developing green space in activity centres, schools and high-density areas.</p>	Section 9.3.5 of Part 2	Ongoing

Attachment 12.1.1 Local Planning Strategy

	11. Identify and explore opportunities to align non-standard zones in the current planning scheme with the Model Provisions as part of developing the new local planning scheme.	<p>11a. Investigate the appropriateness of introducing the 'Private clubs, institutions and places of worship' zone.</p> <p>11b. Investigate the appropriateness of replacing the 'Parks and Recreation' reserve under the existing local planning scheme with the 'Public Open Space' reserve.</p>	Section 9.3.5 of Part 2	Short term (1-5 years)
	12. Continue to provide community facilities and services that meet the needs of the City's population.	12a. Investigate opportunities to deliver new and/or upgraded community facilities in accordance with the City's Community Infrastructure Plan.	Section 9.3.5 of Part 2	Ongoing
	13. Provide for adequate passive surveillance between public open space areas and private properties.	13a. Investigate the appropriate mechanism to require appropriate passive surveillance between public open space areas and private properties.	Section 9.3.5 of Part 2	Short term (1-5 years)

Attachment 12.1.1 Local Planning Strategy

Hazards	14.To ensure safe and prepared planning regarding the City's natural hazards.	14a. Investigate the appropriate mechanism through the preparation of the new local planning scheme to prohibit development within the flood way and facilitate appropriate development within the flood fringe and in proximity to open Water Corporation drains.	Section 9.3.6 of Part 2	Short term (1-5 years)
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3.3 Economy and employment

3.3.1 Key Consideration/Opportunity 7 - Activity Centres & Industry

The City's Activity Centres play a vital role in Belmont's economy as key employment hubs, driven by their retail and commercial functions. To guide future development, the City adopted the Activity Centre Planning Strategy (ACPS) on 27 February 2024. This Strategy is supported by a Retail Needs Assessment (RNA), which contains recommendations for future retail growth.

Applying appropriate zones, density codes and land use permissibility is critical to ensuring these centres effectively contribute to the local economy. Additionally, applying appropriate parking standards and enhancing the movement networks and visual appeal of these centres, as highlighted in the ACPS, will attract both investment and visitors.

The future planning of the City's Secondary, Neighbourhood and Local Centres should align with Planning Areas I, J & K.

Specialised centres also play a significant role in supporting the local economy and generating employment opportunities. These centres are hubs for regionally significant economic or institutional activities that attract high volumes of workers and visitors. The ACPS identifies five specialised centres within the City of Belmont:

- Belmont Business Park
- Great Eastern Highway
- Kewdale Industrial Area
- Redcliffe Industrial Area
- Perth Airport

An overview of these specialised centres is included in Part 2 Section 4.3.

To ensure these activity centres continue to play an important role in Belmont's economy and serve as key employment hubs, the City should investigate the following having regard to Part 2 Section 4.3:

- Appropriate zones for the intended function of these centres.
- Appropriate land use permissibility to encourage suitable and compatible land uses.
- Appropriate interfaces to adjoining land uses.
- Appropriate development controls.

Regarding Perth Airport, the City should continue to engage with Perth Airport on future development.

3.3.2 Key Consideration/Opportunity 8 - Tourism

While the City does not have designated tourist sites, several locations provide local and regional tourism value, attracting visitors to the City of Belmont. These include:

- Perth Airport (including Costco and DFO)
- Swan River Foreshore areas (including Garvey Park, Adachi Park, Kuljak Island, Bilya Kard Boodja Lookout and Ascot Marina)
- Ascot Racecourse
- Ruth Faulkner Library and Belmont Museum

Recreational facilities, such as iFLY Indoor Skydiving and go-karting, further strengthen the City's tourism appeal by offering unique experiences that attract both residents and visitors. While these sites have tourism value, applying a dedicated 'Tourism' zoning is unnecessary as they are not exclusively used as tourist sites. Instead, they can be subject to other appropriate zones. The City will explore appropriate zoning and reserves for each area as part of the new local planning scheme, in alignment with the model provisions of the Planning and Development (Local Planning Schemes) Regulations 2015.

Short-Term Rental Accommodation

The City recognises the importance of short-term rental accommodation in supporting tourism while addressing its potential impact on affordable housing availability and residential amenity if not effectively managed. To address these challenges, the City has implemented Local Planning Policy No. 19 – Short-Term Rental Accommodation, developed in alignment with the State's Position Statement and Guidelines for Planning for Tourism and Short-Term Rental Accommodation.

This Policy aims to facilitate short-term rental accommodation in strategic locations, including areas near high-frequency public transport stops along Great Eastern Highway and tourist accommodation uses. The City will continue to enforce and refine this Policy to balance tourism growth with community needs and protect the availability of long-term housing supply.

Table 2: Economy and Employment – Planning Directions and Actions

Consideration/ opportunity	Planning Direction	Action	Rationale	Timeframe
Activity Centres & Industry	15. Identify and explore opportunities to align non-standard zones in the current planning scheme with the Model Provisions as part of developing the new local planning scheme, as well as appropriate associated development provisions.	<p>15a. Investigate the appropriateness of applying a 'Service Commercial' zone to land currently zoned 'Mixed Business' under the existing local planning scheme, with the exception of lots directly adjacent to Great Eastern Highway.</p> <p>To facilitate this, it may be appropriate to progress an MRS Amendment to change the zoning of the Belmont Business Park from 'Industrial' to 'Urban'. The City will advocate the Western Australian Planning Commission regarding this matter.</p> <p>15b. Investigate the replacement of the existing 'Industrial' zone with the 'Light Industry' and 'General Industry' zones.</p> <p>To facilitate the 'General Industry' zoning within the Redcliffe Industrial Area east of Ivy Street, it may be appropriate to progress an MRS Amendment to change the zoning from 'Urban' to 'Industrial'. The City will advocate the Western Australian Planning Commission regarding this matter.</p> <p>15c. Apply appropriate land use permissibility's for the various zones contained within the local planning scheme.</p> <p>15d. Investigate appropriate development provisions for the 'Service Commercial',</p>	Section 9.4.1 of Part 2	Short term (1-5 years)

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		'Light Industry' and 'General Industry' zones. Provisions relating to built form and interface should also be considered.		
	16. Protect key employment hubs and industrial areas from encroachment of incompatible land uses.	16a. Investigate the appropriateness of providing for 'Residential' land uses within the 'Serviced Commercial' zone and either update as required or revoke Local Planning Policy No. 10 – Residential Land Uses in the 'Mixed Business' zone.	Section 9.4.1 of Part 2	Short term (1-5 years)
Tourism	17. Identify and explore opportunities to align non-standard zones in the current planning scheme with the Model Provisions as part of developing the new local planning scheme.	17a. Investigate replacing the 'Place of Public Assembly' zone currently applied to the Ascot Racecourse with a 'Special Purpose' or 'Recreation' reservation. 17b. Investigate replacing the 'Civic and Cultural' reserve currently applied to the Ruth Faulkner Library and Belmont Museum with a 'Civic and Community' reserve.	Section 9.4.2 of Part 2	Short term (1-5 years)
	18. Continue to protect the availability of long-term and affordable housing across the City of Belmont by facilitating short-term rental accommodation near high-frequency public transport stops along Great Eastern Highway and existing tourist accommodation.	18a. Continue to implement Local Planning Policy No. 19 – Short-Term Rental Accommodation.	Section 9.4.2 of Part 2	Ongoing

3.4 Environment

3.4.1 Key Consideration/Opportunity 9 - Natural Areas

Most natural areas within the City are publicly managed, designated as Parks and Recreation under the Metropolitan Region Scheme (MRS) or Local Planning Scheme No. 15 (LPS 15), and overseen by the City and/or the Department of Planning, Lands, and Heritage (DPLH). As part of the preparation of the new local planning scheme, the City should continue to preserve these areas by applying appropriate reservations to ensure their protection. Additionally, an Implementation Plan for the Environment and Sustainability Strategy 2023-2033 has been developed. This plan outlines objectives, targets, and indicators to monitor environmental performance and support the preservation and enhancement of natural areas while mitigating environmental impacts.

3.4.2 Key Consideration/Opportunity 10 - Climate Change/Tree Protection

In planning for the future of the City of Belmont, it is important to address the challenges posed by climate change. As extreme weather events become more frequent, the City must adapt its planning to strengthen resilience and sustainability.

As part of a new local planning scheme, the City will explore offering development incentives where certain sustainability criteria are met. The City will also investigate introducing a sustainable development guide to encourage environmentally conscious development outcomes.

Recognising the role of trees in mitigating the impacts of climate change, the City will examine the most appropriate methods to encourage and/or incentivise tree retention on private land. The City will also investigate the appropriateness of introducing additional guidance regarding new crossovers that conflict with existing street trees. Additionally, tree planting in car parking areas as well as deep-soil requirements for non-residential development will be considered.

Furthermore, the City will continue to facilitate higher-density development within and around activity centres, and near high-frequency public transport routes, including the areas surrounding Redcliffe Station. This approach supports sustainable urban growth and reduces reliance on cars.

Table 3: Environment – Planning Directions and Actions

Consideration/ opportunity	Planning Direction	Action	Rationale	Timeframe
Natural Areas	19.Continue to preserve natural areas by applying an appropriate reservation over natural areas.	19a. Apply an appropriate reservation over natural areas, such as Parks and Recreation, Public Open Space or Environmental Conservation.	Section 9.5.1 of Part 2	Short term (1-5 years)
	20.Continue to support the objectives within the Environment and Sustainability Strategy.	20a. Continue to fulfill the objectives, targets and actions contained within the Implementation Plan associated with the Environment and Sustainability Strategy.	Section 9.5.1 of Part 2	Short term (1-5 years)
Climate Change/Tree Protection	21.Facilitate and encourage sustainable growth and greening.	<p>21a. Investigate the appropriateness of providing development incentives where certain sustainability criteria and/or a significant tree(s) is retained. Alternatively, investigate the appropriateness of developing a City policy/guidance which encourages/incentivises sustainability measures to be incorporated into residential and commercial developments.</p> <p>21b. Investigate introducing a ratio of trees to car parking bays on non-residential properties.</p> <p>21c. Investigate introducing deep soil zone requirements on non-residential properties.</p> <p>21d. Investigate the appropriateness of introducing guidance for new crossovers that conflict with existing street trees.</p>	Section 9.5.2 of Part 2	Short term (1-5 years)

		21e. Investigate the appropriateness of retaining Tree Preservation Order criteria within the local planning scheme.		
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3.5 Infrastructure

3.5.1 Key Consideration/Opportunity 11 - Transport Network

Public Transport

The City of Belmont contains two train stations; Redcliffe Station and the Airport Central Station which are located on the Airport Line. In addition to rail services, the City is serviced by several bus routes, including high-frequency options that connect to key locations within the City of Belmont and surrounding areas.

The City will continue to monitor development across the municipality and engage with the Public Transport Authority regarding the adequacy of public transport services where necessary.

Road Network

The City of Belmont is connected by several key roads, including Great Eastern Highway, Graham Farmer Freeway, Tonkin Highway, Leach Highway, Abernethy Road, and Orrong Road. These major routes provide convenient vehicle access within Belmont and to surrounding suburbs, supporting both local and regional travel. However, they also present challenges, including access and egress safety, congestion, and noise.

As part of the preparation of a new local planning scheme, the City will seek to continue minimising direct vehicle access onto primary and other regional roads. Additionally, the City will continue to implement State Planning Policy 5.4 - Road and Rail noise in the assessment of relevant development applications.

The City will also continue to engage with and monitor the progress of the Orrong Road Connect project. Through this project, Main Roads is investigating ways to improve safety, reduce congestion and enhance connectivity and liveability for people who travel along or live near Orrong Road.

Parking

For residential development, the City of Belmont applies the standards set out in the Residential Design Codes and will continue to do so.

For non-residential development, the City uses the standards outlined in Table 2 – Car Parking Requirements of Local Planning Scheme No. 15. As part of preparing a new local planning scheme, the City will review these standards, taking into account the recently released WA Planning Manual – Non-Residential Car Parking Rates in Perth and Peel.

The City will also consider the appropriateness of developing a payment in lieu of parking plan to guide how funds collected from developers, in lieu of meeting minimum on-site parking requirements, will be used.

Walking and Cycling

The City of Belmont is committed to enhancing active transport options for residents and visitors through a well-connected walking and cycling network. This network includes a variety of pedestrian and cyclist paths that link key areas of the City, promoting sustainable and healthy transportation. These aim to improve safety, accessibility, and convenience for pedestrians and cyclists, while supporting a more active and connected community.

Additionally, the City has prepared the Great Eastern Highway Urban Corridor Strategy, which provides an extensive movement network along the urban corridor. This includes a series of on-street and off-street cycle paths, ensuring continuous cycling access along the length of the corridor. It also proposes a principal shared path along the northern side of the corridor, providing a direct and safe route for pedestrians commuting from Belmont to the City and reaching key areas of amenity. This approach supports the establishment of a robust movement network that will encourage and increase active transportation.

3.5.2 Key Consideration/Opportunity 12 - Airports and Aviation

Perth Airport is Western Australia's primary hub for domestic and international travel, with an area of approximately 2,105 hectares and predominantly located within the City of Belmont.

To protect Perth Airport from unreasonable encroachment by incompatible (noise-sensitive) development, while minimising the impact of airport operations on communities, the City will seek to require development approval for lots within the airport height referral area and ANEF (Australian Noise Exposure Forecast) contours. This could be addressed by providing appropriate provisions, which will be further investigated as part of the preparation of the new local planning scheme. The City will also continue to engage with Perth Airport regarding future development proposals.

3.5.3 Key Consideration/Opportunity 13 -Telecommunications

Recognising the potential amenity impacts of telecommunications infrastructure, the City should seek to direct future installations to the Redcliffe and Kewdale Industrial areas and the Belmont Business Park. It may be appropriate for this infrastructure to locate within activity centres, subject to a development application being submitted to assess any amenity impacts. The permissibility of this use within these zones will be further investigated through the preparation of a new local planning scheme.

3.5.4 Key Consideration/Opportunity 14 - Servicing

The City of Belmont is well-serviced with reticulated infrastructure for water, power, gas, and telecommunications. While most areas, including the majority of Redcliffe industrial area, are connected to reticulated sewerage, a few sections remain unsewered, particularly in the Kewdale industrial area and certain lots adjacent to Hay Road in Ascot and Redcliffe Road. In areas anticipated to undergo significant redevelopment, such as Golden Gateway and the Redcliffe Station Precinct, upgrades to existing services may be necessary.

The City's existing local planning scheme includes a requirement for all residential development, apart from a single house or existing development to be connected to a reticulated sewerage system. If no sewerage is available, development in excess of a single

house is not permitted unless such development complies with the Government Sewerage Policy. The inclusion of this provision will be further examined as part of the preparation of the new local planning scheme.

Additionally, the City is actively engaging with Western Power on its Targeted Underground Power Programme which relocates overhead powerlines underground providing significant amenity improvements for the community. The opportunity to underground powerlines outside of the Western Power programme may also be considered (cost dependent) in conjunction with major projects, such as the Belvidere Street Revitalisation project.

Table 4: Infrastructure – Planning Directions and Actions

Consideration/ opportunity	Planning Direction	Action	Rationale	Timeframe
Transport Network	22.Facilitate the use of sustainable transport modes.	22a. Monitor development across the City and advocate the Public Transport Authority for additional or changes to services where required.	Section 9.6.1 of Part 2	Ongoing
		22b. Advocate Main Roads and the Department of Transport for the provision of a principle shared path along the northern side of Great Eastern Highway.		
	23.Support and implement safe vehicle access and egress.	23a. Include provisions within the local planning scheme requiring alternative access arrangements for development adjacent to regional roads such as Great Eastern Highway, Abernethy Road, Belgravia Street and Orrong Road.	Section 9.6.1 of Part 2	Short term (1-5 years)
		23b. Engage with and monitor the Orrong Road Connect project to support safety, reduce congestion, and enhance connectivity and liveability along the corridor.	Section 9.6.1 of Part 2	Ongoing
	24.Facilitate the appropriate provision of parking within the City of Belmont.	24a. Review non-residential parking standards, considering the WA Planning Manual – Non Residential Car Parking Rates in Perth and Peel and apply appropriate parking standards through the preparation of a new local planning scheme.	Section 9.6.1 of Part 2	Short term (1-5 years)
		24b. Investigate the appropriateness of preparing a payment in lieu of parking plan for the City of Belmont to guide the use of collected funds.	Section 9.6.1 of Part 2	Short term (1-5 years)

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	25. Facilitate active transportation by developing a well-connected system.	25a. Implement a continuous pedestrian and cycling network through the provision of safe, accessible and convenient paths and crossings, supplemented by a diverse range of landscaped areas.	Section 9.6.1 of Part 2	Ongoing
Airports and Aviation	26. Continue to support the airport's primary function as Perth's gateway to the world.	26a. Continue to engage with Perth Airport regarding future development on their land. 26b. Investigate the appropriate mechanism through the preparation of the new local planning scheme to protect Perth Airport from incompatible development and minimise aircraft noise impacts on the community.	Section 9.6.2 of Part 2	Ongoing Short term (1-5 years)
Telecommunications	27. Minimise amenity impacts associated with telecommunications infrastructure.	27a. Investigate the appropriateness of encouraging telecommunications infrastructure in the 'Light Industry', 'General Industry', 'Service Commercial' or 'Centre' zones.	Section 9.6.3 of Part 2	Short term (1-5 years)
Servicing	28. Support highest and best use of land within the Industrial Estates.	28a. Advocate Water Corporation to provide sewer connections throughout the Kewdale Industrial Estate and Redcliffe industrial area.	Section 9.6.4 of Part 2	Ongoing
	29. Enhance streetscape amenity throughout the City.	29a. Continue to engage with Western Power on its Targeted Underground Power Programme.	Section 9.6.4 of Part 2	Ongoing

	30.Continue to facilitate development that aligns with the Government Sewerage Policy.	30a. Investigate the appropriateness of carrying forward provisions from the existing scheme for residential development relating to sewerage.	Section 9.6.4 of Part 2	Short term (1-5 years)
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Planning Areas

3.6 Overview

This section outlines in greater detail planning directions and actions for specific planning areas (for extent of planning areas, see Figure 1 Local Planning Strategy map).

The Local Planning Strategy identifies 12 planning areas for investigation, land use intensification and further development. The rationale, context, proposed land use and density arrangements for each planning area is summarised in Table X.

It should be noted that planning areas may be subject to further minor refinements throughout detailed planning stages.

3.7 A – City of Belmont Planning Area

Table 5: Planning Areas – Planning Directions and Actions

Planning Area	Planning Direction	Action	Rationale	Timeframe
A - Land bound by Ryans Court, Morrison Street, Stanton Road and Tonkin Highway	1. Ensure coordinated development within the precinct that addresses access constraints while supporting housing near high-frequency public transport.	<p>1a. Facilitate alternative access options within the precinct, as the section of Stanton Road adjacent to the area is a primary regional road with vehicle access controls.</p> <p>1b. Identify land bound by Ryans Court, Morrison Street, Stanton Road and Tonkin Highway as being subject to additional site and development requirements within the new local planning scheme.</p> <p>The additional site and development requirements shall outline that prior to providing recommendations</p>	<p>This 1.4-hectare precinct is largely vacant with only three houses fronting Morrison Street. There are also several irregular shaped lots.</p> <p>Some lots lack direct access to public roads, relying on neighbouring lots for access. Alternative access arrangements are necessary for lots fronting Stanton Road, as that portion is classified as a 'Primary Regional Road.'</p> <p>The precinct's proximity to Redcliffe Station, less than 800 meters away, makes it well-suited for residential development. However, fragmented land ownership and access considerations require coordinated planning. This could</p>	Short-term (1-5 years)

		<p>on applications for the subdivision and development of land, the City will require the applicant to prepare and submit a local development plan or precinct structure plan demonstrating building envelopes, indicative building configurations, setbacks, pedestrian and vehicular access, car parking layouts, any access easements required, tree retention and fencing.</p> <p>1c. Liaise with predominant landowners regarding the investigation and preparation of a structure plan or local development plan.</p> <p>1d. Through the preparation of a new local planning scheme, investigate the appropriateness of applying an 'Urban Development' zone or 'Residential' zone with additional site and development requirements that require the preparation of a structure plan.</p>	be facilitated through a structure plan or local development plan.	
B - Land bound by Greenshields Way, Morrison Street, Stanton Road and Tonkin Highway.	2. Ensure coordinated development within the precinct that addresses access	2a. Facilitate alternative access options within the precinct, as the section of Stanton Road adjacent to the area is a primary regional road with vehicle access controls.	This precinct spans approximately 1-hectare. Alternative access arrangements should be implemented for lots fronting Stanton Road, as it is classified as a 'Primary Regional Road.'	Short-term (1-5 years)

	constraints while supporting housing near high-frequency public transport.	<p>2b. Identify land bound by Greenshields Way, Morrison Street, Stanton Road and Tonkin Highway as being subject to additional site and development requirements within the new local planning scheme.</p> <p>The additional site and development requirements shall outline that prior to providing recommendations on applications for the subdivision and development of land, the City will require the applicant to prepare and submit a local development plan or precinct structure plan demonstrating building envelopes, indicative building configurations, setbacks, pedestrian and vehicular access, car parking layouts, any access easements required, tree retention and fencing.</p> <p>2c. Liaise with predominant landowners regarding the investigation and preparation of a structure plan or local development plan.</p> <p>2d. Through the preparation of a new local planning scheme,</p>	<p>The precinct's proximity to Redcliffe Station, less than 800 meters away, makes it well-suited for residential development. However, fragmented land ownership and access considerations require coordinated planning. This could be facilitated through a structure plan or local development plan.</p>	
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		investigate the appropriateness of applying an 'Urban Development' zone or 'Residential' zone with additional site and development requirements that require the preparation of a structure plan.		
C – Land bound by Great Eastern Highway, Tonkin Highway, Coolgardie Avenue and the Perth Airport Estate.	3. To support the development of a vibrant, transit-oriented precinct that includes a mix of suitable land uses around the train station and Great Eastern Highway, with higher-density residential development throughout the rest of the precinct.	3a. Continue to liaise with the Department of Planning, Lands and Heritage regarding the development and implementation of the Improvement Scheme for the Redcliffe Station Precinct.	Redcliffe Station is located within the centre of the precinct, making it a suitable area for increased residential development. Future residents within the precinct will be serviced by a neighbourhood centre which is partly located within the Perth Airport Estate and will also immediately surround Redcliffe Station. By supporting higher density residential development surrounding the station, the precinct can establish itself as a key transport-orientated hub.	Ongoing
D – Lot 602 Coolgardie Avenue, Ascot	4. Ensure coordinated development within the precinct that addresses environmental constraints while supporting appropriate housing options.	4a. Identify Lot 602 Coolgardie Avenue, Ascot as being subject to additional site and development requirements within the new local planning scheme. The additional site and development requirements shall outline that prior to providing recommendations on applications for the	Lot 602 Coolgardie Avenue, Ascot is approximately 3.89 hectares in area. The land holds significant development potential, but key environmental and infrastructure challenges must first be addressed. A geotechnical report highlights the need for substantial remediation due to variable soil conditions. This instability is attributed to the historical alignment of the Swan River and	Short-term (1-5 years)

		<p>subdivision and development of land, the City will require the applicant to prepare and submit a local development plan or precinct structure plan demonstrating building envelopes, indicative building configurations, setbacks, pedestrian and vehicular access, car parking layouts, any access easements required, tree retention, how environmental constraints will be addressed and fencing.</p> <p>4b. Liaise with predominant landowners regarding the investigation and preparation of a structure plan or local development plan.</p> <p>4c. Through the preparation of a new local planning scheme, investigate the appropriateness of applying an 'Urban Development' zone or 'Residential' zone with additional site and development requirements that require the preparation of a structure plan.</p>	<p>further worsened by illegal dumping of materials.</p> <p>Additionally, the precinct lies within the flood fringe, is designated as bushfire-prone, and contains a conservation category wetland that requires careful management and protection. The lot also accommodates sewer and drainage infrastructure that need to be considered as part of any future development.</p> <p>It is considered necessary for a local structure plan or local development plan to be prepared to address the above considerations.</p>	
E - Golden Gateway: Land generally bound by Great Eastern Highway, the Swan	5. Ensure coordinated development within the precinct that	<p>5a. Finalise the draft Golden Gateway Structure Plan.</p> <p>5b. Continue to liaise with Perth Racing to ensure compatible</p>	The Golden Gateway Planning Precinct has been identified as a suitable location for mixed-use development, featuring higher-density residential options. The precinct benefits from its strategic location near	Short-term (1-5 years)

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River, the Ascot Waters precinct, and Ascot Racecourse.	addresses access constraints while supporting housing near high-frequency public transport.	development outcomes are achieved between land subject to the draft Golden Gateway Structure Plan and Perth Racing's landholdings.	<p>high-frequency public transport and its proximity to the Swan River foreshore.</p> <p>The Golden Gateway precinct contains several Perth Racing landholdings. The draft Structure Plan identifies that this land is subject to a separate planning process, which Perth Racing are currently undertaking.</p> <p>The area faces challenges relating to land fragmentation and access. Fragmented landholdings could impede cohesive development. Careful consideration of access is also required due to Great Eastern Highway and regional through-traffic using key roads, including Stoneham Street and Resolution Drive.</p> <p>The draft structure plan will address these key planning considerations.</p>	
F – Land adjacent to Great Eastern Highway and transition areas	6. Promote mixed-use and higher density residential development along Great Eastern Highway, that interacts with and enhances the public realm, while being designed to mitigate impacts on surrounding	<p>6a. Prepare a local planning policy and/or incorporate in a new local planning scheme key elements and built form controls of the Great Eastern Highway Urban Corridor Strategy, to guide future development.</p> <p>6b. Investigate suitable mechanisms to fund key pedestrian and cyclist infrastructure along the Corridor.</p>	<p>Great Eastern Highway is a key primary regional road which dissects the City. Perth and Peel@3.5 Million identifies the road as an urban corridor which should be a focus for higher-density residential development. The Corridor benefits from its strategic location, including its proximity to high-frequency public transport and the Swan River.</p> <p>Traditionally, land adjacent to the road was developed for single houses, warehouses and light industrial uses. This has transformed over time with the highway now accommodating a range of</p>	Short-term (1-5 years)

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	<p>lower density residential areas.</p> <p>7. Facilitate active land uses on the ground floor, and residential on upper floors of developments along Great Eastern Highway, to achieve desired high-density mixed-use outcomes.</p> <p>8. Support an appropriate transition in development intensity back from Great Eastern Highway.</p>	<p>7a. Facilitate active land uses on the ground floor, and high density residential on upper floors of developments along the Corridor through a local planning policy and/or scheme provisions.</p> <p>8a. Investigate suitable density codes for land behind the Corridor as part of the preparation of the new local planning scheme.</p>	<p>shops, hotels, eateries, multiple dwellings, offices and showrooms.</p> <p>This area faces challenges such as land fragmentation, road network limitations, and access considerations. Fragmented land holdings may hinder cohesive development and limit development of desired land uses. Careful consideration of access and road networks is also required, given Great Eastern Highway's designation as a primary regional road used for both traffic and freight.</p> <p>The Great Eastern Highway Urban Corridor Strategy addresses these key planning considerations and will inform the creation of a local planning policy to guide future development along this Corridor. The Strategy guides development with appropriate transitions to land behind the Corridor. Suitable density codes for land behind the Corridor will be further investigated as part of the preparation of the new local planning scheme.</p>	
G – Land adjacent to Orrong Road	<p>9. Ensure coordinated development within the precinct that addresses access constraints while supporting housing near high-frequency public transport.</p>	<p>9a. Facilitate alternative access within the precinct, given that Orrong Road is an other regional road.</p> <p>9b. Identify land bound adjacent to Orrong Road as being subject to additional site and development requirements</p>	<p>Alternative access arrangements should be implemented for lots fronting Orrong Road, as it is classified as an 'Other Regional Road' and sections are located within Planning Control Area 183.</p> <p>Orrong Road contains high frequency bus routes and is therefore well-suited for residential development. However, fragmented land ownership and access considerations require coordinated</p>	Short-term (1-5 years)

		<p>within the new local planning scheme.</p> <p>The additional site and development requirements shall outline that direct access to Orrong Road will not be supported for development other than a single house and that alternative access shall be provided.</p> <p>9c. Review the existing local planning policy relating to land adjacent to Orrong Road to determine whether it continues to be necessary or can be revoked. If it is determined the policy should be retained, make any necessary modifications.</p>	<p>planning. This could continue to be facilitated through the local planning scheme and/or a local planning policy.</p>	
H – Land adjacent to Abernethy Road	10.Ensure coordinated development within the precinct that addresses access constraints while supporting housing near high-frequency public transport.	<p>10a. Facilitate alternative access within the precinct, given that Abernethy Road is an other regional road.</p> <p>10b. Identify land bound adjacent to Abernethy Road as being subject to additional site and development requirements within the new local planning scheme.</p> <p>The additional site and development requirements</p>	<p>-</p> <p>Alternative access arrangements should be implemented for lots fronting Abernethy Road, as it is classified as a 'Other Regional Road.'</p> <p>Abernethy Road contains high frequency bus routes and is therefore well-suited for residential development. However, fragmented land ownership and access considerations require coordinated planning. This could continue to be</p>	Short-term (1-5 years)

		<p>shall outline that direct access to Abernethy Road will not be supported for development other than a single house and that alternative access shall be provided.</p> <p>10c. Review the existing local planning policy relating to land adjacent to Abernethy Road to determine whether it continues to be necessary or can be revoked. If it is determined the policy should be retained, make any necessary modifications.</p>	<p>facilitated through the local planning scheme and/or a local planning policy.</p>	
I – Belmont Secondary Centre	<p>11. Support the development of a diverse range of compatible and appropriate land uses within the centre, while also encouraging residential development to enhance its ongoing economic viability. This should be achieved without eroding the primary intent of the centre.</p>	<p>11a. Investigate applying a 'Centre' zone over land within the Belmont Secondary Centre.</p> <p>11b. Liaise with predominant landowners regarding the investigation and preparation of a structure plan for the centre and surrounding land.</p> <p>11c. Investigate and apply an appropriate density code to land within and surrounding the centre.</p>	<p>Belmont Town Centre is identified by SPP 4.2 as a Secondary Centre. It performs an important role in the overall economy of the Perth Metropolitan Area while providing essential services to Belmont and surrounding areas. The Centre has steadily grown over time and in a Retail Needs Assessment prepared for the City, it has been identified that the Centre will be required to more than double in size by 2036.</p> <p>The Centre is currently zoned 'Town Centre' in the City's Local Planning Scheme No. 15. Given the 'Town Centre' zone is not a model zone in the Planning and Development (Local Planning Schemes) Regulations 2015, it may be appropriate to apply a 'Centre' zone through the preparation of a new local</p>	<p>Short-term (1-5 years)</p>

			<p>planning scheme. The 'Centre' zone would provide a basis for further detailed planning, in the form of a structure plan to be prepared to guide future development and ensure it occurs in a coordinated manner. This approach is consistent with SPP 4.2 which mandates the preparation of precinct structure plans for secondary centres. This is further reinforced by SPP 7.2 which identifies the precinct structure planning process as an appropriate method of guiding land use, density and development (including built form), access arrangements, infrastructure, environmental assets and community facilities. The City will only consider new or expanded land uses within the Town Centre where they are consistent with State Planning Policy 4.2 or a Precinct Structure Plan is in place to guide uses through appropriate built form controls.</p> <p>Land within the Centre does not currently have an allocated residential density coding. There is also currently no residential development within the Centre. A residential density coding should be applied to land within the Centre to facilitate a mix of residential and retail commercial land uses, whilst promoting economic sustainability. In this regard, it may be appropriate to apply an R-ACO density code so that residential development is guided in accordance with a precinct structure plan.</p>	
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			Land surrounding Belmont Town Centre is designated a flexible density code of R20/50/100. Development is capable of a maximum R100 coding, provided that the requirements of LPS 15 and LPP 1 are met. Through the preparation of a new local planning scheme, appropriate density codes surrounding the centre should be investigated to encourage residential development within the walkable catchment of the centre.	
J - Neighbourhood Centres	12. Support the development of a diverse range of compatible and appropriate land uses within the centre, while also encouraging residential development to enhance its ongoing economic viability. This should be achieved without eroding the primary intent of the centre.	<p>12a. Investigate the appropriateness of applying a 'neighbourhood centre' zone to land within the City's neighbourhood centres.</p> <p>12b. Investigate and apply appropriate permissibility's to land use within the zone applied to neighbourhood centres.</p> <p>12c. Apply an appropriate density code to land within neighbourhood centres through the preparation of a new local planning scheme.</p> <p>12d. Apply an appropriate density code to land immediately surrounding neighbourhood centres through the preparation of a new local planning scheme.</p>	<p>There are currently three neighbourhood centres within the City of Belmont including; Belvidere Street, Eastgate, and Kooyong Road. There is also a future neighbourhood centre planned surrounding Redcliffe Station.</p> <p>The future zoning, density, and land use permissibility of the Redcliffe Neighbourhood Centre will need to consider the Improvement Scheme being prepared by the Department of Planning, Lands and Heritage (DPLH). In the meantime, the City should continue engaging with the State Government to support the development and delivery of the Improvement Scheme.</p> <p>Regarding the existing neighbourhood centres, the future zoning should be reviewed having regard to the Planning and Development (Local Planning Schemes) Regulations 2015. In this respect, it is understood that the Western Australian Planning Commission is proposing to introduce 'a Local and</p>	Short-term (1-5 years)

		12e. Investigate appropriate planning controls in a new local planning scheme to prevent residential development without commercial components and to ensure a suitable transition between commercial and residential land uses.	<p>Neighbourhood Centre' zone. Therefore, it may be appropriate to apply a 'Neighbourhood Centre' zoning to land within neighbourhood centres through the preparation of a new local planning scheme. Land use permissibility should be carefully considered in a new local planning scheme to ensure these centres accommodate uses consistent with their intended function.</p> <p>The Scheme does not currently assign residential density codes to land within neighbourhood centres. To promote a balanced mix of residential, retail, and commercial uses while encouraging economic sustainability, an appropriate residential density code should be explored in a new local planning scheme. However, controls may be needed to ensure residential development supports the centres' primary function of providing services to the community. This could include limiting residential development on ground floors and requiring a commercial component in redevelopment proposals. Appropriate density codes for surrounding areas should also be reviewed to support additional housing within the centres' walkable catchments.</p>	
K - Local Centres	13.Support the development of a diverse range of compatible and appropriate land uses within the centre, while also	13a. Investigate the appropriateness of applying a 'Local Centre' zone to land within the City's local centres.	<p>The City of Belmont includes ten existing local centres and one future local centre.</p> <p>Local Centres are intended to provide convenience retail for daily needs and serve as social meeting points.</p>	Short-term (1-5 years)

	<p>encouraging residential development to enhance its ongoing economic viability. This should be achieved without eroding the primary intent of the centre.</p>	<p>13b. Investigate and apply appropriate permissibility's to land use within the zone applied to local centres.</p> <p>13c. Apply an appropriate density code to land within local centres through the preparation of a new local planning scheme.</p> <p>13d. Apply an appropriate density code to land immediately surrounding local centres through the preparation of a new local planning scheme.</p> <p>13e. Investigate appropriate planning controls in a new local planning scheme to prevent residential development without commercial components and to ensure a suitable transition between commercial and residential land uses.</p>	<p>Future zoning for the City's local centres should align with the Planning and Development (Local Planning Schemes) Regulations 2015. As the Western Australian Planning Commission is proposing to introduce 'Local and Neighbourhood Centre' zones, it may be appropriate to apply a 'Local Centre' zone to land within local centres.</p> <p>Land use permissibility should also be reviewed to ensure the centres accommodate uses that align with their intended function.</p> <p>Currently, Local Planning Scheme No. 15 does not assign residential density codes to local centres. To encourage a balanced mix of residential, retail, and commercial uses while promoting economic sustainability, suitable residential density codes should be considered in a new local planning scheme.</p> <p>Controls may also be required to ensure residential development complements the centres primary role of providing for the daily needs of residents. This could involve restricting residential development on ground floors and requiring a commercial component in redevelopment proposals.</p> <p>Where appropriate, density codes for areas surrounding local centres should be reviewed to support more housing within the centres walkable catchments.</p>	
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<p>L – Residential and Stables Area – Land generally bound by Hardey Road, Matheson Road, Ascot Racecourse, the Swan River foreshore, Tonkin Highway and Mixed Use zoned lots fronting Great Eastern Highway.</p>	<p>14. Support development that is currently compatible with horse stabling and related activities, while recognising the declining demand for stables and increasing trend for residential only development. Monitor the number of horses and active stable licenses to guide this transition and ensure future development aligns with evolving land use and environmental considerations.</p>	<p>14a. Investigate and apply an appropriate zone to the area considering the following options:</p> <ul style="list-style-type: none"> • Designating a Special Control Area to manage residential and equine-related uses, with a provision requiring development approval for all single houses. • Retaining the non-model 'Residential and Stables' zone and its associated scheme provisions. • Introducing a 'Special Use' zone that facilitates, but does not mandate, the stabling of horses <p>14b. Investigate the appropriateness of rezoning lots adjacent to the Swan River foreshore from 'Residential and Stables' to 'Residential'.</p> <p>14c. Investigate whether it is appropriate to apply a density code of R10 to the 'Residential and Stables' area or an alternative density code.</p> <p>14d. Review the existing site and development requirements</p>	<p>A portion of Ascot is zoned 'Residential and Stables.' This area currently supports compatible and environmentally responsible land uses near the Ascot Racecourse and the Swan River, accommodating residential uses, stables, and ancillary functions related to the horse racing industry.</p> <p>While there is currently no formal density coding applied under the existing Scheme, the Scheme mandates a minimum lot size of 1,000m² per dwelling, with open space and setbacks adhering to the R10 density code. Given this context, the City should explore the appropriateness of applying an R10 density code to the area in the preparation of a new local planning scheme.</p> <p>The Scheme currently requires applications for Development Approval for either a stable or a residence to provide for both a residence and a minimum of two stables on the lot. According to the City's Consolidated Local Law 2020, this results in a total area of 70m² being allocated for future stabling. Currently, 48.1% of lots containing a dwelling also have licensed stables, a figure that decreases to 28.6% for dwellings constructed after 2001. Of all licensed stables, 46.4% are in use, representing 22.3% of all lots. The City should continue to monitor the number of active stables and, in preparing a new local planning scheme, assess whether the requirement for lots to accommodate both</p>	<p>Ongoing</p> <p>Short-term (1-5 years)</p>
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		<p>applicable to the area and make any necessary modifications.</p> <p>14e. Investigate the appropriateness of establishing a transition area back from Great Eastern Highway. This will take into consideration existing stable/horse activities and managing land use conflict. To inform the appropriateness of the transition area, it will be essential to monitor the number of horses and active stable licenses within the area.</p>	<p>a residence and stables should be retained.</p> <p>The future zoning of this area should also be reviewed through the preparation of a new local planning scheme. It should be noted that the 'Residential and Stables' zone is not a model zone under the Planning and Development (Local Planning Schemes) Regulations 2015. In preparing a new local planning scheme, the City should engage with the Department of Planning, Lands and Heritage (DPLH) on the preferred approach for this area. Potential options include:</p> <ul style="list-style-type: none"> • Designating a Special Control Area to manage residential and equine-related uses, with a provision requiring development approval for all single houses. • Retaining the non-model 'Residential and Stables' zone and its associated scheme provisions. • Introducing a 'Special Use' zone that facilitates, but does not mandate, the stabling of horses. <p>Additionally, several lots within the 'Residential and Stables' zone are located in the Swan Canning Development Control Area and require consideration of potential impacts. The City should investigate the appropriateness of applying a zoning (e.g. Residential) to lots directly adjoining the Swan River that does not permit equine-related uses. This would help reduce</p>	
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			<p>nutrient and organic matter runoff into the river and align with the objectives of the Swan Canning River Protection Strategy.</p> <p>To ensure an appropriate interface with developments directly abutting Great Eastern Highway, the City should also investigate the establishment of a transition area over a portion of lots currently zoned 'Residential and Stables.'</p>	
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4 Strategy Map

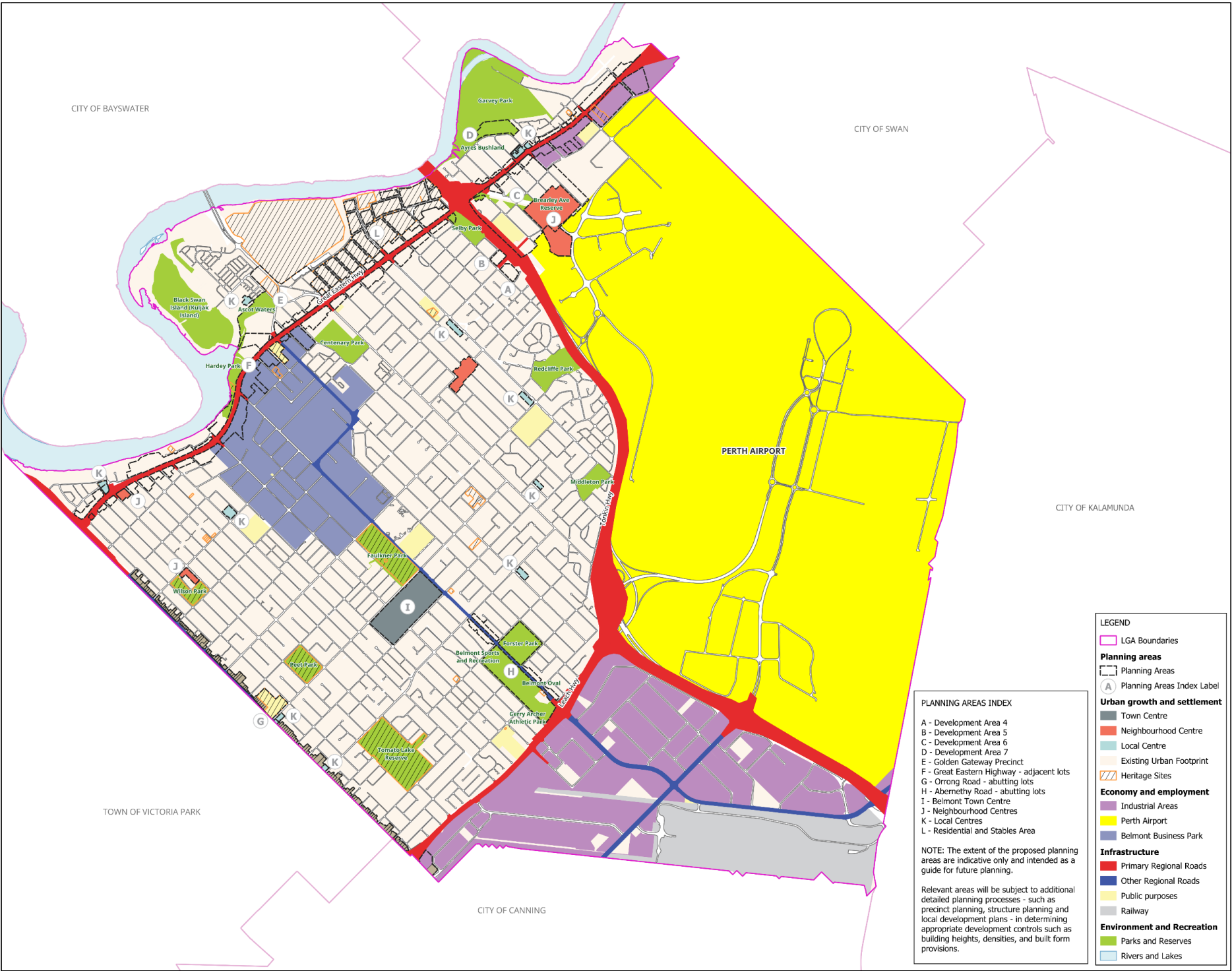


Figure 1: Local Planning Strategy Map

5 Implementation and Review

The Local Planning Strategy outlines the City's intentions for long-term sustainable growth and development, ensuring alignment with community aspirations and State/ regional planning frameworks. The implementation of the Strategy will occur primarily through preparation and review of the City's Local Planning Scheme, as well as updates to relevant structure plans and local planning policies. These planning instruments will provide the mechanisms to deliver the Strategy's objectives and ensure responsiveness to emerging land use considerations and opportunities over the next 10-15 years.

The Strategy is not a static document and will undergo continuous review within the next 10-15 years to maintain its relevance in guiding future land use, infrastructure, and development opportunities. The implementation of actions is expected to occur within defined timeframes, and progress will be regularly monitored. A comprehensive review of the Local Planning Scheme and Strategy will be undertaken every 5 years, as required by the Planning and Development (Local Planning Schemes) Regulations 2015. This review will assess the status of all actions—whether they are completed, in progress, not commenced, or no longer relevant—through a Report of Review, ensuring that the Strategy remains aligned with current and future needs.

PART 2

Part 2 - Background Information and Analysis

6 Introduction

The purpose of Part 2 is to provide the rationale and evidence base for Part 1. It provides the relevant background information and analysis which supports the planning directions and actions outlined within Part 1 of the local planning strategy. This part provides a summary of the relevant State, regional and local planning contexts and their implications for the local planning strategy. A local government profile is also included that provides a presentation and analysis of information relating to the demographic profile of the City and the key planning issues and opportunities influencing future development and land use of the City.

7 State and Regional Planning Context

7.1 State Planning Strategy 2050

The State Planning Strategy provides the strategic context and basis for the coordination and integration of land use planning and development across Western Australia, regional and local levels. It contemplates a future in which high standards of living, improved public health and an excellent quality of life are enjoyed by present and future generations of Western Australians.

The State Planning Strategy proposes that diversity, liveability, connectedness, and collaboration must be central to achieving the vision of sustained growth and prosperity, and establishes principles, strategic goals and directions to ensure the development of the State progresses towards this vision. The Local Planning Strategy has been developed to align with the State Planning Strategy as demonstrated in the vision for the document:

"The City of Belmont is a dynamic, liveable and well-connected riverside city, committed to sustainable growth, diversity in housing options, and vibrant activity centres that enhances the quality of life for all. Our City fosters a strong sense of belonging and inclusivity, celebrating the rich diversity of our population."

7.2 State Planning Policies

State Planning Policies (SPPs) are prepared under Part 3 of the *Planning and Development Act* 2005 and provide the highest level of planning policy control and guidance in Western Australia. SPPs considered to be specifically relevant to the City are outlined and described in Table 6.

Table 6: State Planning Policy Overview and local planning strategy implications and responses

State Planning Policy	Policy Overview	Local Planning Strategy Implications and Responses
State Planning Policy 1 – State Planning Framework (SPP 1.0)	<p>SPP 1.0 restates and expands on the key principles of the State Planning Strategy in planning for sustainable lands use and development. It brings together existing State and regional policies, strategies and guidelines within a central State Planning Framework, which provides a context for decision making on land use and development in Western Australia.</p> <p>The Framework informs the Western Australian Planning Commission (WAPC), local government and others involved in the planning process on State level planning policy which is to be taken into consideration, and given effect to, in order to ensure integrated decision making across all spheres of planning.</p> <p>The Framework identifies relevant policies and strategies used by the WAPC in making decisions and may be amended from time to time. The framework is the overarching SPP. Additional SPPs set out the WAPC's policy position in relation to aspects of the State Planning Strategy principles.</p>	<p>This Strategy has been developed in line with the broader State Planning Framework.</p>
State Planning Policy 2 – Environment and Natural Resources Policy (SPP 2.0)	<p>SPP 2.0 is a broad sector policy and provides guidance for the protection, management, conservation and enhancement of the natural environment. The policy promotes responsible planning by integrating environment and natural resource management with broader land use planning and decision-making.</p> <p>SPP 2.0 outlines general measures for matters such as water, air quality, soil and land quality, biodiversity, agricultural land and rangelands, basic raw materials, marine resources, landscapes, and energy efficiency. These general measures should be considered in conjunction with</p>	<p>The Strategy identifies the key natural areas within the City and includes actions relating to investigating an appropriate reservation to ensure their ongoing protection.</p> <p>The Strategy also includes reference to investigating the appropriateness of providing development incentives where</p>

State Planning Policy	Policy Overview	Local Planning Strategy Implications and Responses
	environmentally based, issue-specific State planning policies which supplement SPP 2.0.	certain sustainability criteria and/or a significant tree is retained.
State Planning Policy 2.8 – Bushland Policy for the Perth Metropolitan Region	<p>SPP 2.8 seeks to provide a policy and implementation framework that will ensure bushland protection and management issues in the Perth Metropolitan Region are appropriately addressed and integrated with broader land use planning and decision-making. The primary purpose of the policy is to secure the long-term protection of biodiversity and associated environmental value sites, being Bush Forever areas.</p> <p>The policy recognises the protection and management of significant bushland areas as a fundamental consideration in the planning process, while also seeking to integrate and balance wider environmental, social and economic considerations.</p> <p>The policy supports the preparation of local bushland protection strategies to enable the identification of locally significant bushland sites for protection and management outside Bush Forever areas.</p>	<p>The Strategy aims to conserve significant bushland areas within the City by applying an appropriate reservation to the land.</p> <p>Additionally, the Strategy includes reference to developing a local Bushland Protection Plan, in accordance with the City's Environment and Sustainability Strategy.</p>
Draft State Planning Policy 2.9 – Planning for Water	SPP 2.9 seeks to ensure that planning and development considers water resource management and includes appropriate water management measures to achieve optimal water resource outcomes. The policy establishes objectives relating to improving environmental, social, cultural and economic values of water resources; protecting public health through appropriate water supply and waste water infrastructure; sustainable use of water resources and managing the risk of flooding and water related impacts of climate change on people, property and infrastructure.	<p>The Strategy seeks to advocate to Water Corporation to provide sewer connections through the industrial areas.</p> <p>The Strategy also aims to develop a Foreshore Management Plan to continue foreshore restoration programs, to increase habitat and parkland amenity. The Strategy also seeks to investigate the appropriateness of establishing a special control area and relevant provisions over</p>

State Planning Policy	Policy Overview	Local Planning Strategy Implications and Responses
		properties located within the floodway and/or flood fringe.
State Planning Policy 2.10 – Swan-Canning River System (SPP 2.10)	<p>SPP 2.10 provides a framework for consistent and integrated decision-making in relation to planning proposals over the Swan and Canning River and its foreshore to ensure activities land use and development maintains and enhances the health, amenity and landscape values of the river, including its recreational and scenic values.</p> <p>SPP 2.10 sets out overarching guiding principles for the entire river together with precinct-based performance criteria and objectives to be achieved for certain parts of the river as defined in the policy. The guiding principles include social benefits, environmental values, cultural and natural heritage and design and development, such as securing public access to the river, maintaining a sense of place, protecting the natural environment, conservation of cultural and natural heritage elements of the river and its setting and promoting sensitive design and built form.</p>	<p>As part of the preparation of a new local planning scheme, an appropriate reservation for land adjacent to the Swan River will be considered to ensure its ongoing protection and conservation.</p> <p>Additionally, the City will investigate developing a foreshore management plan with a view to increasing habitat, connectivity and parkland amenity.</p>
State Planning Policy 3 – Urban Growth and Settlement (SPP 3.0)	<p>SPP 3.0 is a broad sector policy that sets out the principles and considerations which apply to planning for urban growth and settlement in Western Australia. The purpose of the policy is to facilitate sustainable patterns of urban growth and settlement by setting out the requirements of sustainable settlements and communities and the broad policy for accommodating growth and change.</p> <p>SPP 3.0 outlines general measures to create sustainable communities, plan liveable neighbourhoods, coordinate services and infrastructure, manage rural-residential growth and plan for aboriginal communities. These general measures should be considered in conjunction with issue-specific urban growth and settlement state planning policies which supplement SPP 3.0.</p>	The Local Planning Strategy promotes higher intensity development within and surrounding activity centres, high frequency public transport stops and Redcliffe Station, as well as along urban corridors.
State Planning Policy 3.5 – Historic Heritage	SPP 3.5 sets out the principles of sound and responsible planning for the conservation and protection of Western Australia's historic heritage. The policy seeks to conserve places and areas of historic heritage significance	The City has adopted a Heritage List to identify and protect properties of significant heritage value.

State Planning Policy	Policy Overview	Local Planning Strategy Implications and Responses
Conservation (SPP 3.5)	<p>and to ensure development does not adversely affect the significance of heritage places and areas.</p> <p>SPP 3.5 primarily relates to historic cultural heritage noting that aboriginal heritage and natural heritage are protected by other legislative instruments. Historic cultural heritage includes heritage areas, buildings and structures, historic cemeteries and gardens, man-made landscapes and historic or archaeological sites with or without built features.</p> <p>The policy contains development control principles and considerations for decision-makers for where development is proposed within a heritage place and heritage area. The policy also states that care should be taken by decision-makers to minimise the extent to which land use zoning and other planning controls conflict with, or undermine, heritage conservation objectives.</p>	Development on heritage-listed properties is assessed on a case-by-case basis, considering heritage values contained within the Heritage List and SPP 3.5 principles.
State Planning Policy 3.6 – Infrastructure Contributions (SPP 3.6)	SPP 3.6 sets out the principles and requirements that apply to the establishment and collection of infrastructure contributions in new and established areas. The policy establishes objectives to coordinate the efficient and effective delivery of infrastructure to support population growth and development; provide clarity on the acceptable methods of collecting and coordinating contributions for infrastructure and provide the framework for a transparent, equitable, and accountable system for apportioning, collecting and spending contributions.	As part of future structure plans, the City will consider the need for infrastructure and associated contributions in accordance with SPP 3.6 – Infrastructure Contributions.
State Planning Policy 3.7 – Planning in Bushfire Prone Areas (SPP 3.7)	<p>SPP 3.7 provides a framework in which to implement effective, risk-based land use planning and development outcomes to preserve life and reduce the impact of bushfire on property and infrastructure. The policy emphasises the need to identify and consider bushfire risks in decision-making at all stages of the planning and development process whilst achieving an appropriate balance between bushfire risk management measures, biodiversity conservation and environmental protection.</p> <p>The policy applies to all land which has been designated as bushfire prone by the Fire and Emergency Services Commissioner as well as areas that</p>	Properties at risk of bushfire are primarily located near Tonkin Highway, Leach Highway and the Swan River. Future planning proposals within bushfire prone areas will be assessed against SPP3.7 and appropriate management measures will be implemented as required.

State Planning Policy	Policy Overview	Local Planning Strategy Implications and Responses
	may have not yet been designated as bushfire prone but is proposed to be developed in a way that introduces a bushfire hazard.	
State Planning Policy 4.1 – Industrial Interface (SPP 4.1)	<p>Draft SPP 4.1 guides planning decisions with the aim of protecting the long-term future operation of industry and infrastructure facilities, by avoiding encroachment from sensitive land uses and potential land use conflicts. The policy encourages the use of statutory buffers, facilitating industrial land uses with offsite impacts within specific zones and compatible interface between strategic/general industry zones and sensitive zones.</p> <p>Draft SPP 4.1 supports land use conflict being addressed as early as possible in the planning process. It is also expected that land use conflict will be subsequently considered at each stage of the planning framework, increasing in detail at each level.</p> <p>The policy recognises the overlap of various environmental, health and safety regulations and guidelines and outlines considerations for decision-makers in this regard.</p>	<p>The Strategy recognises the importance of both the Redcliffe and Kewdale industrial areas, as well as the role of the Mixed Business zone.</p> <p>The Strategy aims to facilitate a more appropriate interface between the Redcliffe Industrial Area and adjacent 'Residential' zoned land by replacing a portion of the existing 'Industrial' zone with a 'Light Industry' zone.</p> <p>To further facilitate an appropriate interface between 'Light Industry' zoned land and adjacent 'Residential' zoned land, appropriate provisions will be investigated for inclusion in the new local planning scheme.</p> <p>Additionally, the Strategy includes actions to investigate the appropriateness of residential land uses within the 'Mixed Business' zone.</p>
State Planning Policy 4.2 – Activity	SPP 4.2 and its Implementation Guidelines applies to the preparation and assessment of planning instruments and certain subdivision and	To inform the Activity Centre Planning Strategy (ACPS), a

State Planning Policy	Policy Overview	Local Planning Strategy Implications and Responses
Centres for Perth and Peel (SPP 4.2)	<p>development applications that relate to activity centres within the Metropolitan (Perth), Peel and Greater Bunbury Region Scheme areas. Where appropriate, SPP 4.2 may also apply outside of these region scheme areas at the discretion of the WAPC.</p> <p>SPP4.2 seeks to locate people and the employment, goods and services they need close to each other within activity centres. SPP 4.2 seeks to provide for a consistent approach for the planning and development of a network of multi-functional activity centres of various levels within a hierarchy in order to meet community needs, provide economic, social and environmental benefits and enable the distribution of a broad range of jobs, goods and services. SPP 4.2 seeks to provide for a diversity of land uses within activity centres including retail, commercial, food and hospitality, medium and high-density housing, entertainment, tourism, civic/community, higher education and medical services. The precise land use mix should be informed by a range of factors including the need to provide for employment opportunities.</p> <p>SPP 4.2 identifies that a needs analysis should be prepared as part of the background analysis step of preparing a local planning strategy. The analysis (Needs Assessment) provides an information base to support decision making by including an assessment of projected activity centre land use needs of communities in a local government area and its surrounds.</p> <p>SPP 4.2 requires the preparation of precinct structure plans for strategic, specialised, secondary and district centres, although in limited circumstances this may not be required. Neighbourhood and local activity centres may require either a precinct structure plan or local development plan, at the discretion of the decision-maker. This requirement or otherwise should be outlined in the local planning strategy in order to provide certainty.</p>	<p>Retail Needs Assessment was prepared. This contains recommendations for future retail growth which have been incorporated into the ACPS document.</p> <p>Consistent with SPP4.2 and SPP7.2, the Activity Centre Planning Strategy outlines the need for a precinct structure plan to be prepared for Belmont Secondary Centre.</p>
State Planning Policy 5.1 – Land Use Planning in the	SPP 5.1 applies to land within the Cities of Canning, Gosnells, Kalamunda, Belmont, Swan and Mundaring, that is in the vicinity of Perth Airport, which is, or may be in the future affected by aircraft noise. This policy provides	Areas of land within the City are subject to aircraft noise and

State Planning Policy	Policy Overview	Local Planning Strategy Implications and Responses
Vicinity of Perth Airport (SPP 5.1)	<p>guidance in respect to determining appropriate zoning, residential density, development and subdivision outcomes for land located within a specified range of noise exposure levels as determined by Air Services Australia.</p> <p>Considerations for decision-makers include protecting Perth Airport from unreasonable encroachment by incompatible development and to minimise the impact of airport operations on existing and future communities.</p>	<p>building height restrictions associated with Perth Airport. This has implications for the Strategy, particularly regarding zoning, density, and future development. The Strategy contains an action to investigate establishing a special control area requiring approval for development on lots located within the airport height referral area and ANEF contours.</p> <p>In accordance with SPP5.1, the City will continue to refer applications and planning instruments to Perth Airport for comment.</p>
State Planning Policy 5.2 – Telecommunications Infrastructure (SPP 5.2)	<p>SPP 5.2 recognises telecommunications infrastructure as an essential service and aims to balance the need for this infrastructure and the community interest in protecting the visual character of local areas. The policy aims to provide clear guidance pertaining to the siting, location and design of telecommunications infrastructure and sets out specific exemptions for where the policy requirements do not apply. Decision-makers should ensure that telecommunications infrastructure services are located where it will facilitate continuous network coverage and/or improved telecommunications services to the community whilst not comprising environmental, cultural heritage, social and visual landscape values.</p>	<p>The Strategy currently has an action which aims to investigate the appropriateness of encouraging telecommunications infrastructure within certain zones, including industrial and business park areas.</p>
State Planning Policy 5.4 – Road and Rail Noise (SPP 5.4)	<p>SPP 5.4 provides guidance for the performance-based approach for managing and mitigating transport noise associated with road and rail operations.</p>	<p>Future planning instruments and development applications subject to transport noise considerations will need to be prepared having regard to SPP5.4.</p>

State Planning Policy	Policy Overview	Local Planning Strategy Implications and Responses
	<p>This policy applies where noise sensitive land uses are located within a specified distance of a transport corridor, new or major road or rail upgrades are proposed or where works propose an increase in rail capacity resulting in increased noise. The policy also sets out specific exemptions for where the policy requirements do not apply.</p> <p>SPP 5.4 supports noise impacts being addressed as early as possible in the planning process to avoid land use conflict and achieve better land use planning outcomes. Considerations for decision-makers include ensuring that the community is protected from unreasonable levels of transport noise, whilst also ensuring the future operations of transport corridors.</p> <p>SPP 5.4 is supplemented by the Road and Rail Noise Guidelines</p>	
State Planning Policy 7.0 – Design of the Built Environment (SPP 7.0)	<p>SPP 7.0 is a broad sector policy relevant to all local governments. The policy sets out the objectives, measures, principles and processes which apply to the design and assessment of built environment proposals through the planning system. It is intended to apply to activity precinct plans, structure plans, local development plans, subdivision, development and public works.</p> <p>The policy contains 10 design principles which set out specific considerations for decisionmakers when considering the above proposals. These include, context and character, landscape quality, built form and scale, functionality and build quality, sustainability, amenity, legibility, safety, community and aesthetics. The policy also encourages early and on-going discussion of design quality matters and the use of design review.</p> <p>These principles should be considered in conjunction with the range of supporting State Planning Policies that provide design quality guidance for specific types of planning and development proposals.</p>	<p>Future development applications and planning instruments will be considered against SPP7.0. The City also has a Design Review Panel that reviews various planning and development proposals.</p> <p>A planning direction contained within Part 1 of this Strategy also relates to facilitating the delivery of high-quality built form outcomes.</p>
State Planning Policy 7.2 – Precinct Design (SPP 7.2)	<p>SPP 7.2 provides guidance for precinct planning with the intent of achieving good planning and design outcomes for precincts within Western Australia. The policy recognises that there is a need to plan for a broader range of precinct-based contexts and conditions to achieve a balance between</p>	<p>The Strategy highlights the appropriateness of a precinct structure plan being prepared for the Belmont Secondary Centre.</p>

State Planning Policy	Policy Overview	Local Planning Strategy Implications and Responses
	<p>greenfield and infill development. Objectives of the policy include ensuring that precinct planning and design processes deliver good-quality built environment outcomes that provide social, economic and environmental benefit to those who use them.</p> <p>Precinct types include activity centres, station precincts, urban corridors, residential infill and heritage precincts. These areas are recognised as requiring a high-level of planning and design focus in accordance with a series of precinct outcome considerations as outlined in the policy. The policy also encourages the use of design review.</p>	<p>Any future precinct structure plan will be prepared in accordance with SPP 7.2.</p>
State Planning Policy 7.3 – Residential Design Codes Volumes 1 (July 2021) and 2 (May 2019) (SPP 7.3)	<p>SPP 7.3 – Residential Design Codes Volume 1 and 2 provides the basis for the control of residential development throughout Western Australia for single houses, grouped dwellings and multiple dwellings. The purpose of the policy is to address emerging design trends, promote sustainability, improve clarity and highlight assessment pathways to facilitate better outcomes for residents. They are also used for the assessment of residential subdivision proposals.</p> <p>The policy outlines various objectives for residential development, planning governance and development process and sets out information and consultation requirements for development proposals. The policy also makes provision for aspects of specified design elements to be varied through the local planning framework.</p>	<p>The City currently has various density codes that apply to 'Residential' zoned land. The Strategy contains actions for these density codes to be reviewed.</p> <p>Additionally, the Strategy contains actions to review existing local planning policies. As part of this review process, consideration will be given to the Residential Design Codes and whether there is a need for any local planning policy to vary these provisions.</p>

7.3 Regional Planning Context

The WAPC prepares various regional planning instruments to guide land use and development at the regional and sub-regional level, including:

- Regional and Sub-regional planning strategies and structure plans
- Regional Planning Schemes

Regional planning instruments considered to be specifically relevant to the City are outlined and described in Table 7.

Table 7: Regional planning instrument overview and local planning strategy implications and responses

Regional Planning Instrument	Regional Planning Instrument Overview	Local Planning Strategy Implications and Responses
Regional Planning Scheme		
Metropolitan Region Scheme	The Metropolitan Region Scheme (MRS) outlines objectives for regional development and provides a statutory mechanism to assist strategic planning, by setting out broad land-use zones, setting aside areas for regional open space, protection of environmental values and other regional infrastructure purposes, and assisting in coordinating the provision of major infrastructure. Local government planning (including local planning schemes) is required to be consistent with the broad land uses under the MRS.	Ensure the City's Local Planning Scheme and future planning framework is consistent with the zones and reserves contained within the MRS.
Regional & Sub Regional Planning Strategies		
Perth and Peel @ 3.5 million (2018) and Central Sub-regional Planning Framework (2018)	<p>The Perth and Peel@3.5million suite of strategic land use and infrastructure plans, including four Sub-regional Planning Frameworks (north-west, northeast, central and south metropolitan peel), seek to guide the future growth of the Perth and Peel regions as a compact, consolidated and connected city that can accommodate a population of 3.5 million by 2050. The four Perth and Peel@3.5million frameworks seek to balance the social, economic and environmental factors that underpin new communities and sustain existing ones through clear land use and infrastructure guidance.</p> <p>The Central Sub-regional Planning Framework aligns with the Perth and Peel @ 3.5 Million strategy by promoting growth in a way that strengthens the connectivity and vibrancy of the central metropolitan area. It guides land use and infrastructure development to create a sustainable, compact urban form, addressing the need for economic vitality, environmental protection, and social equity.</p>	<p>The State's dwelling targets required the City of Belmont to provide an additional 1,860 dwellings between 2011-2016 and an additional 1,410 dwellings between 2016 and 2021. The City provided 2,346 and 1,901 dwellings during these periods, exceeding the targets by 486 and 491 dwellings respectively. This was largely due to development in The Springs precinct.</p> <p>The Central Sub-regional planning framework has set the following targets for new dwellings being</p>

Regional Planning Instrument	Regional Planning Instrument Overview	Local Planning Strategy Implications and Responses
		<p>delivered within the City: 2031: 6,100 dwellings</p> <p>2050: 10,410 dwellings</p> <p>To continue meeting these targets, the Strategy promotes increased residential densities along urban corridors, surrounding activity centres, Redcliffe Station, and areas adjacent to high-frequency bus stops/routes. This approach supports the Central Sub-regional Planning Framework's goal of delivering 215,000 new dwellings in the central sub-region, contributing to the overall need for 800,000 new homes in the wider Perth and Peel area.</p>

7.4 Operational Policies

Operational policies guide decision-making in relation to subdivision and development applications. Those operational policies considered relevant to the local planning strategy are listed and described in Table 8.

Table 8 – Operational Policies

Policy	Policy Overview	Local Planning Strategy Implications and Responses
1.6 - Planning to support transit use and development	<p>The policy supports higher residential densities, mixed-use developments, and walkable environments near key transit nodes, such as train stations and high-frequency bus routes.</p> <p>The policy aims to integrate land use with public transport infrastructure, reduce car dependency, and create vibrant precincts.</p>	The Strategy promotes transit-oriented development around Redcliffe Station, near the Great Eastern Highway urban corridor, and high-frequency bus stops.

Policy	Policy Overview	Local Planning Strategy Implications and Responses
2.2 - Residential subdivision	<p>The policy establishes standards for residential subdivision. More specifically, the policy addresses considerations such as lot size, shape, battleaxe configurations, access requirements, and utility provisions, promoting consistent subdivision practices across Western Australia.</p> <p>The policy does provide for variations greater than five percent to the average lot size where various criteria are met, including that the site is a corner lot with frontage to two different streets.</p>	<p>The Strategy outlines directions and actions to support a diverse range of housing densities and more intensive development near activity centres, urban corridors, high-frequency public transport routes, and Redcliffe Station.</p> <p>It also includes an action to assess the suitability of retaining the density bonus for subdivision of R20 coded corner lots.</p>
2.4 - School sites	<p>The policy outlines criteria for school site size, placement within neighborhoods, and compatibility with surrounding land uses.</p> <p>Additionally, it includes guidelines for co-location with community facilities and the facilitation of a safe, accessible movement network.</p>	<p>The Great Eastern Highway Urban Corridor Strategy identifies a potential opportunity for the relocation of Belmont Primary School to a location that better serves the local community. If pursued, this relocation would be considered in accordance with Operational Policy 2.4.</p>
4.1 - Industrial subdivision	<p>The policy aims to prevent conflicts and encroachment between industrial and sensitive land uses.</p>	<p>The Strategy contains actions to align the existing industrial zone with zones contained within the Model Provisions. These changes would also result in a more appropriate interface being achieved between sections of the Redcliffe Industrial area that are located adjacent to existing residential zoned land.</p> <p>Additionally, the Strategy contains an action to investigate appropriate built form provisions for the industrial zones which consider interface.</p>

7.5 Position Statement and Guidelines

Position statements are prepared by the WAPC to set out its policy position or advice on a particular planning practice or matter. Guidelines provide detailed guidance on the application of WAPC policies. Those WAPC position statements or guidelines considered relevant are included in Table 9.

Table 9 – Position statement and guidelines

Position statement/ guidelines	Overview	Local Planning Strategy Implications and Responses
Residential Accommodation for Ageing Persons	This Position Statement has been prepared by the WAPC to outline the requirements to support the provision of residential accommodation for ageing persons within Western Australia's local government planning framework. The position statement seeks to achieve consistent strategic planning consideration of residential accommodation needs for ageing persons in local planning strategies and consistent statutory planning guidance to standardise land-use definitions and zoning permissibility for residential accommodation for ageing persons in local planning schemes.	<p>The City aims to promote a range of residential densities and dwelling types to ensure diverse housing options. The Strategy includes directions to explore incorporating the 'Nursing Home' and 'Independent Living Complex' definitions from the Model Provisions into the new Scheme.</p> <p>Additionally, the Strategy supports housing for aged and dependent persons near activity centres, Redcliffe Station, and high-frequency bus stops.</p>
Container Deposit Scheme Infrastructure	<p>The position statement has been prepared by the WAPC to outline how container deposit scheme (CDS) infrastructure should be considered and assessed in the Western Australian planning system. The position statement seeks to ensure:</p> <ul style="list-style-type: none"> • a coordinated approach to the provision of CDS infrastructure throughout WA • that appropriate locations are chosen for the installation of CDS infrastructure • the timely roll-out of infrastructure in support of the scheme's establishment and ongoing operational needs • minimum development requirements are established to exempt certain CDS infrastructure from requiring planning approval, for adoption by local governments. 	<p>The City will continue to encourage Container Deposit Scheme Infrastructure in appropriate locations.</p> <p>This infrastructure and appropriate locations will be guided by the City's Local Planning Policy– Container Deposit Scheme Infrastructure.</p>

8 Local Planning Context

8.1 Strategic Community Plan

The City of Belmont Strategic Community Plan 2024-2034 was adopted on 25 June 2024. Key outcomes and objectives which are relevant to land use planning are outlined in Table 10.

This Plan shapes all other strategies across the City, outlining the way Council will guide the future of Belmont, in collaboration with the community.

The Strategic Community Plan sets the long-term direction and focus for Council's planning, budget and resource allocation process. It also describes how Council priorities and strategies will be managed, and the services, programs and projects to be delivered.

Table 10 – Strategic Community Plan Summary

Performance Areas	Outcomes	Objectives	Local Planning Strategy Implications and Responses
People	<ul style="list-style-type: none"> A safe, healthy community. A strong sense of pride, belonging and creativity. People of all ages and abilities feel connected and supported. 	<ul style="list-style-type: none"> Facilitate community health and wellbeing. Respect, protect and celebrate our shared living histories, heritage and cultural diversity. 	<p>The Strategy contains actions relating to the investigation of opportunities to improve the quality and quantity of public open space.</p> <p>Additionally, the Strategy provides for the continued protection of places with cultural heritage significance.</p>
Planet	<ul style="list-style-type: none"> Healthy and sustainable ecosystems. Climate resilience. 	<ul style="list-style-type: none"> Protect and enhance our natural environment. Improve management of the Swan River and local waterways. Grow our urban forest. Adopt sustainable practices to reduce waste, emissions and water usage. 	<p>The Strategy outlines actions to explore the inclusion of sustainability criteria within the planning framework. The Strategy also contains an action about investigating the suitability of offering development incentives where a significant tree is retained as part of a development.</p>

		<ul style="list-style-type: none"> • Build our resilience to cope with natural disasters and emergencies, including storms, flooding and fire. 	
Place	<ul style="list-style-type: none"> • Sustainable population growth with responsible urban planning. • Attractive and welcoming places. • A city that is easy to get around safely and sustainably. 	<ul style="list-style-type: none"> • Responsible planning and development to enhance liveability, with consideration for supporting infrastructure and services. • Improve access to safe, affordable and diverse housing options. Provide quality community buildings, halls and toilets. • Provide attractive green spaces, streetscapes, parks and playgrounds for recreation, relaxation and enjoyment. • Make our city more enjoyable, connected and safe for people to walk and cycle. 	<p>The Strategy contains actions relating to investigating appropriate density codes surrounding activity centres, urban corridors and high frequency public transport routes/train stations. Higher density development in these locations aims to support the use of active transportation methods including walking and cycling.</p> <p>The Great Eastern Highway Urban Corridor Strategy, the Golden Gateway Structure Plan and the Redcliffe Station Improvement Scheme also propose the delivery of public open space, assisting with the creation of attractive and welcoming places.</p>
Prosperity	<ul style="list-style-type: none"> • A progressive, vibrant and thriving economy with active participation in lifelong learning. 	<ul style="list-style-type: none"> • Attract public and private investment and support the attraction, retention, growth and prosperity of local businesses. • Plan and deliver vibrant, attractive, safe and economically sustainable activity centres. 	<p>The Strategy includes actions to investigate appropriate provisions in a new local planning scheme to prevent residential development without a commercial component within activity centres and to ensure a suitable transition is achieved between commercial and residential uses.</p> <p>Additionally, the Strategy aims to protect key employment hubs and industrial areas from encroachment of incompatible land uses.</p> <p>The City's ACPS also includes actions relating to the investigation of streetscape</p>

			upgrades to facilitate vibrant and attractive activity centres.
Performance	<ul style="list-style-type: none"> A happy, well-informed and engaged community. 	<ul style="list-style-type: none"> Effectively inform and engage the community about local services, events and Council matters. 	Continue to ensure appropriate consultation and engagement is undertaken with the community on planning proposals.

8.2 Previous local planning strategy(s)

The City of Belmont did not previously have a local planning strategy endorsed by the Western Australian Planning Commission as it was prepared prior to the *Planning and Development (Local Planning Schemes) Regulations 2015*. However, when Town Planning Scheme No. 14 was reviewed and in support of Local Planning Scheme No. 15, a supporting report was prepared. The key recommendations of the supporting report relating to residential development and zoning are summarised below and compared against the direction of this Strategy.

Table 11: Previous planning strategies/sub-strategies

Local Planning Scheme No. 15 Scheme Report (Incorporating Local Planning Strategy)	Current Strategy
Retain low densities for areas impacted by ANEF noise contours, areas with unique characters, areas within 400m of schools, and areas outside the 400m ped shed of commercial centres.	Density codes will largely remain unchanged, except within and surrounding activity centres, transport corridors, or areas no longer impacted by ANEF contours. In some cases, the potential introduction of medium density codes near schools and within 400m of these locations will be investigated. Increasing density near schools does not exclude families or require high-density development, as family needs vary, and not all prefer standalone single houses.
Provide for higher density development surrounding commercial centres (e.g. R20/50/100 surrounding Belmont Town Centre).	Provides for the investigation of higher density codes surrounding commercial centres. Also proposes to investigate applying a density code to activity centres to encourage residential development within them.
Apply an R20 density code to the DA 6 area pending outcomes of the structure planning process which could see densities up to R100.	Provides for the City to review the zoning and density code of this area through the preparation of a new local planning scheme having regard to the Improvement Scheme prepared by the Department of Planning Lands and Heritage.
Retain the 'Residential and Stables' zone and associated scheme provisions.	Provides for the City to investigate an appropriate zoning, density code and scheme provisions for the Residential and Stables area.
Introduce three special zones (service station, place of public assembly and special development precinct).	Provides for the City to investigate applying zones consistent with the Planning and Development (Local Planning Schemes) Regulations 2015.

8.3 Local Planning Scheme

Local Planning Scheme No.15, adopted in 2011, is the primary document for controlling land use and development within the City.

At the 27 October 2020 Ordinary Council Meeting, Council approved the Report of Review prepared in relation to the City of Belmont Local Planning Strategy and Local Planning Scheme No. 15. The Report recommended that:

- The City of Belmont Local Planning Strategy be repealed, and a new local planning strategy be prepared in its place; and
- The City of Belmont Local Planning Scheme No. 15 be repealed, and a new local planning scheme be prepared in its place.

The Report was considered by the Western Australian Planning Commission on 21 December 2020, who advised that they agree with the recommendations of the Report.

A new local planning scheme is being prepared to align with the local planning strategy.

8.4 Other planning schemes

The State Government has prepared an Improvement Plan (Improvement Plan No. 45) and Improvement Scheme for the Development Area 6 precinct. The Improvement Scheme remains in draft form and unadvertised at the time of writing this Strategy.

8.5 Local Planning Policies

Local planning policies can be prepared by the City in accordance with Division 2 Schedule 2 of the Regulations in respect of a particular class or classes of matters specified in the policy; and may apply to the whole Scheme area or part of the Scheme area. An overview of the City's local planning policies and implications for the local planning strategy are provided in Table 12.

Table 12: Local Planning Policies

Name of Local Planning Policy	Date of Adoption/ Last Amendment	Purpose of Local Planning Policy	Local Planning Strategy Implications and Responses
Local Planning Policy 1 - Performance Criteria – Town Centre Density Bonus Requirements (LPP 1)	14/02/2011	Contains criteria for the assessment of development applications proposed in excess of R50 and up to a maximum density of R100, within the Belmont Town Centre precinct. The criteria facilitate the delivery of a diverse range of dwellings and high-quality development outcomes.	It is anticipated that this policy will be revoked, with development around the Town Centre instead guided by the City's new Local Planning Scheme, the updated Residential Design Codes, which have been introduced since the policy's adoption, and possibly a precinct structure plan for the Town Centre and surrounding areas. Multiple Dwelling proposals will also be reviewed by the City's Design Review Panel.

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Local Planning Policy 2 - Orrong Road (LPP 2)	14/02/2011	Contains criteria to guide development abutting Orrong Road and adjacent land. The Policy aims to achieve high quality development outcomes and limit direct vehicular access to Orrong Road.	It is anticipated that this local planning policy will be updated through the preparation of a new local planning scheme and remain operational.
Local Planning Policy 3 – Abernethy Road (Gabriel Street to Dempsey Street) (LPP 3)	14/02/2011	Contains criteria to guide development abutting Abernethy Road and adjacent land. The Policy aims to achieve high quality development outcomes and minimise direct vehicular access to Abernethy Road.	It is anticipated that this local planning policy will be updated through the preparation of a new local planning scheme and remain operational.
Local Planning Policy 4 – Belgravia/Barker Streets (LPP 4)	14/02/2011	Contains provisions to guide the development of land generally bound by Barker Street, Belgravia Street, Hehir Street and 'Mixed Business' zoned properties in Belmont. The Policy encourages lot amalgamation to support high-quality development outcomes and aims to minimise vehicular access to Belgravia Street.	It is anticipated that this local planning policy will be updated through the preparation of a new local planning scheme and remain operational.
Local Planning Policy 5 – Belgravia Residential Estate (LPP 5)	14/02/2011	Contains provisions to guide development and facilitate high quality built form outcomes.	It is anticipated that this local planning policy will be revoked, with development guided by the Residential Design Codes. While the policy has facilitated high-quality development outcomes, it includes provisions that duplicate requirements in the City's Local Planning Scheme No. 15 and/or the R-Codes.
Local Planning Policy 6 – Ascot Waters (LPP 6)	14/02/2011	Contains provisions to guide development and facilitate high quality-built form outcomes.	It is anticipated that this local planning policy will be revoked and development guided by the Residential Design Codes and potentially additional site and development requirements contained within the new local planning scheme. These requirements may relate to areas not addressed by the R-Codes including:

			<ul style="list-style-type: none"> - location of vehicle access points - fencing to secondary streets and public open space - finished floor levels
Local Planning Policy 7 – The Springs Design Guidelines (LPP 7)	26/07/2011	Contains provisions and guidelines to guide and development within The Springs Precinct.	It is anticipated this Policy will be reviewed and updated in light of the R-Codes Volume 2. Following this review, continued operation under the new local planning scheme is proposed.
Local Planning Policy 8 – Invercloy Estate (LPP 8)	24/05/2016	Contains provisions that aim to facilitate a high standard of development, which complements the presence and cultural significance of the heritage listed 'Invercloy' building.	It is anticipated that this local planning policy will be reviewed. Following this review, continued operation under the new local planning scheme is proposed. This will continue to ensure development surrounding Invercloy occurs in a sympathetic manner.
Local Planning Policy 9 – Child Care Premises and Child Family Day Care (LPP 9)	14/02/2011	Contains Provisions to ensure childcare premises are located in areas of compatible uses, not affecting residential amenity of the locality.	It is anticipated this Policy will continue to operate under the new local planning scheme.
Local Planning Policy 10 – Residential Landuses in the Mixed Business Zone (LPP 10)	14/02/2011	Identifies appropriate locations and development standards for residential land uses within the 'Mixed Business' zone.	Given the potential land use conflict associated with residential uses occurring within a mixed business area, it is proposed that this Policy be updated or revoked based on investigations in line with Planning Direction 16 of this Strategy.
Local Planning Policy 11 – Public Art Contribution (LPP 11)	26/11/2024	Contains provisions to facilitate the delivery of public art across the City.	It is anticipated this Policy will continue to operate under the new local planning scheme.
Local Planning Policy 12 – Advertisement Signs (LPP 12)	27/08/2019	Contains provisions to guide advertising signs within the City of Belmont.	It is anticipated this Policy will continue to operate under the new local planning scheme.
Local Planning Policy 13 – Vehicle Access for Residential	14/02/2011	Provides controls on vehicular access to residential development with an aim to reduce the	Review Policy in accordance with the R-Codes and if necessary seek WAPC approval to retain aspects of the Policy.

Attachment 12.1.1 Local Planning Strategy

Development (LPP 13)		number of vehicle crossovers.	
Local Planning Policy 14 – Development Area 6 (DA6) Vision (LPP 14)	23/02/2016	Articulates the City of Belmont and Perth Airport’s vision for Development Area 6.	It is anticipated that this local planning policy will be revoked as DPLH are currently drafting an Improvement Scheme for the precinct based on the City’s draft Redcliffe Station Precinct Activity Centre Plan.
Local Planning Policy 15 – Belvidere Main Street Precinct Design Guidelines (LPP 15)	24/05/2016	Contains design guidelines that aim to facilitate high quality development outcomes within the Belvidere Main Street Precinct.	There is an opportunity to establish consistent provisions across all activity centres. This could be done through: <ul style="list-style-type: none"> • Local Planning Scheme provisions for the ‘Centre’ zones; • Designated activity centre precinct planning; • Detailed local development plans; and/or • An activity centre local planning policy. Therefore, LPP 15 should be reviewed and potentially revoked through the preparation of a new local planning scheme.
Local Planning Policy 16 – Service Stations (LPP 16)	24/04/2018	Contains guidance for the development of service stations within the City of Belmont.	It is anticipated this Policy will continue to operate under the new local planning scheme.
Local Planning Policy 18 – Container Deposit Scheme Infrastructure (LPP 18)	22/09/2020	Contains provisions to ensure container deposit infrastructure is established in appropriate locations and does not impact on the amenity of an area. The Policy also outlines instances where infrastructure does not require development approval.	It is anticipated this Policy will continue to operate under the new local planning scheme.
Local Planning Policy 19 – Short Term Rental Accommodation	23/07/2024	Contains provisions for the assessment of short-term rental accommodation proposals.	It is anticipated this Policy will continue to operate under the new local planning scheme.

8.6 Structure Plans

Structure plans (including standard structure plans and precinct structure plans) can be prepared in accordance with Division 2 of Schedule 2 of the Regulations for land within the Scheme area to provide the basis for zoning and subdivision of land. Precinct structure plans can also be used to inform built form outcomes and the design of public open spaces. An overview of the structure plans within the City, and implications for the local planning strategy are provided in Table 13.

Table 13 – Structure Plans

<i>Name of Structure Plan</i>	<i>Date of WAPC Approval/Last Amendment</i>	<i>Purpose of Structure Plan</i>	<i>Local Planning Strategy Implications and Responses</i>
Dod Reserve Structure Plan - (Development Area 3) (DA3)	29/08/2008	To guide the subdivision and development of land and facilitate dwellings fronting both Kew Street and Dod Green.	<p>The Structure plan has been largely implemented, with only Lot 132 remaining undeveloped.</p> <p>Additional site and development requirements can be introduced within the Local Planning Scheme to ensure that the development of this lot adheres to the precinct's established character.</p> <p>Therefore, it is anticipated this Structure Plan will be revoked.</p>
Development Area 7 (DA7)	04/04/2013	To guide the subdivision and development of Lot 602, and numbers 85-97 Coolgardie Avenue, Ascot.	<p>The Structure Plan has partially fulfilled its purpose, with 85-97 Coolgardie Avenue now recoded to R20/40 and removed from the DA7 precinct as part of an amendment to Local Planning Scheme No. 15.</p> <p>However, investigation and planning for Lot 602 remains outstanding. This lot presents several challenges including:</p> <ul style="list-style-type: none"> • A geotechnical report indicates substantial remediation is required. • The site is within a flood fringe and is designated as bushfire-prone. • A conservation category wetland is located on the lot. • The lot is intersected by sewer and drainage infrastructure.

			<p>Given that the DA7 precinct now only applies to Lot 602 and further investigations are pending, with no updates of these investigations occurring by the owner for a long time, it may be appropriate to revoke the Structure Plan.</p> <p>It is not considered appropriate to retain a Structure Plan solely based on further investigations that appear not to be progressing, particularly when it applies to a single site.</p> <p>Accordingly, a new structure plan or other planning instrument can be prepared in the future to guide future subdivision and development of this land, which addresses the various site constraints.</p>
Development Area 9 (DA9)	05 January 2023	To guide the subdivision and development of land bound by Hay Road, Fauntleroy Avenue, and 'Mixed Use' zoned land on Hay Road and Great Eastern Highway.	<p>The Structure Plan has partially fulfilled its purpose, with 52-54, 56, 58, 60, 62, 64 and 66 Hay Road and 101 Fauntleroy Avenue now recoded to R20/60 as part of an amendment to Local Planning Scheme No. 15.</p> <p>MRS Amendment 1399/57 recently rezoned parts of land adjacent to Hay Road and Ivy Street from 'Parks and Recreation' to 'Urban,' with some areas reclassified concurrently to 'Mixed Use' and 'Residential' under Local Planning Scheme No. 15.</p> <p>Considering the above, it may be appropriate to revoke the Structure Plan.</p>
Development Area 10 (DA10)	01/02/2012	To guide the development of land bound by Thomson Street, Nisbet Street, Epsom Avenue, 13 Epsom Avenue and the Swan River foreshore, which provides an appropriate interface to adjacent 'Residential	<p>The Swan River Hotel at 1 Epsom Avenue is the key development in this area. Nearby, the land at 7 Thompson Street and a significant portion of 13 Epsom Avenue remains vacant, although part of the hotel's parking and access way occupies 13 Epsom Avenue. Additionally, a single house was</p>

		and Stables' zoned land.	<p>recently constructed on the property at 9 Thompson Street.</p> <p>The Structure Plan has been partially realised; however it is not considered necessary to retain the Structure Plan. The future development of 7 Thompson Street and 13 Epsom Avenue can be guided by additional site and development requirements contained within the Local Planning Scheme, to ensure an appropriate interface is achieved to adjacent low scale residential development.</p>
The Springs Structure Plan	18/12/2009	To guide future subdivision, zoning, reservation, and density as well as containing built form controls which apply to land bound by Great Eastern Highway, Graham Farmer Freeway, Brighton Road and the Swan River foreshore.	<p>A significant amount of development has occurred in accordance with this Structure Plan. Therefore, it may be appropriate to revoke the Structure Plan and for the associated zonings and density codes to be normalised in the new local planning scheme. If necessary, additional site and development requirements can be investigated for individual sites which have not been redeveloped.</p> <p>DevelopmentWA (formerly Landcorp) funded and delivered all necessary infrastructure within this precinct. As properties develop, the City collects the associated development contribution and provides this to DevelopmentWA. It is anticipated this arrangement will continue under the new local planning scheme.</p>

8.7 Other relevant Strategies, plans and Policies

Table 14: other relevant strategies, plans and policies

<i>Name of strategy, plan, policy</i>	<i>Date approved</i>	<i>Purpose</i>	<i>Local planning strategy implications and responses</i>
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<i>Local Housing Strategy</i>		The City of Belmont Local Housing Strategy establishes a strategic framework to guide the City's future housing needs. The Strategy has been formed following a review of the current strategic planning context, demographic and housing trends, and the City's existing statutory planning framework.	The Local Housing Strategy provides a thorough analysis of the City's current housing stock, identifying opportunities and actions to address the housing needs of both current and future residents while accommodating population growth. This research underpins the Strategy and will guide the development of the new Local Planning Scheme.
Activity Centre Planning Strategy	27 February 2024	The Activity Centre Planning Strategy has been developed to guide the future planning and coordination of activity centres.	<p>The Activity Centre Planning Strategy provides guidance on:</p> <ul style="list-style-type: none"> - The future zoning and use of land within and surrounding activity centres. - The preparation of future policies for activity centres. <p>This guidance has been used to inform this Local Planning Strategy and will also inform aspects of the new Local Planning Scheme.</p>
Public Open Space Strategy	25 July 2023	The Public Open Space Strategy aims to provide a strategic framework to guide the provision of public open space to help achieve a vibrant, desirable, and liveable City that demonstrates care and appreciation of the natural environment.	<p>The Public Open Space Strategy considers:</p> <ul style="list-style-type: none"> - Relevant State and local planning legislation and policy frameworks - Current public open space - How the City will address any shortfall <p>This guidance has been used to inform this Local Planning Strategy and will also inform aspects of the new Local Planning Scheme.</p>
Great Eastern Highway Urban Corridor Strategy	22 October 2024	The Great Eastern Highway Urban Corridor Strategy was developed to outline the long-term vision for planning and development along part of Great Eastern Highway. It addresses matters relating to land use, vehicle and pedestrian access,	The Great Eastern Highway Urban Corridor Strategy provides the vision and development controls for appropriate and desired development along Great Eastern Highway. This guidance has been used to inform this Local Planning Strategy and will also inform aspects of the new Local Planning Scheme.

Attachment 12.1.1 Local Planning Strategy

		buildings and public spaces.	
Environment and Sustainability Strategy	31 October 2023	The Environment and Sustainability Strategy has been developed to guide the City's approach to environmental management and set clear objectives for continuous performance improvements.	The Environment and Sustainability Strategy reviews the City's current approach to environmental and sustainability practices and highlights key considerations for the future. This guidance has been used to inform this Local Planning Strategy and will also inform aspects of the new Local Planning Scheme.

9 Local Government Profile

9.1 Demographic Profile

9.1.1 Population Characteristics

Current Population

As of 2021, 42,257 people live in the City of Belmont (ABS 2021). Census data from the Australian Bureau of Statistics shows an increase of 7,048 persons from 2011 to 2021 in the City of Belmont. Rates of growth were relatively steady reaching a peak in 2012, then noticeably slowing in 2013 through to 2018. The population increased noticeably in 2019 before reducing again in 2021 (Figure 3).

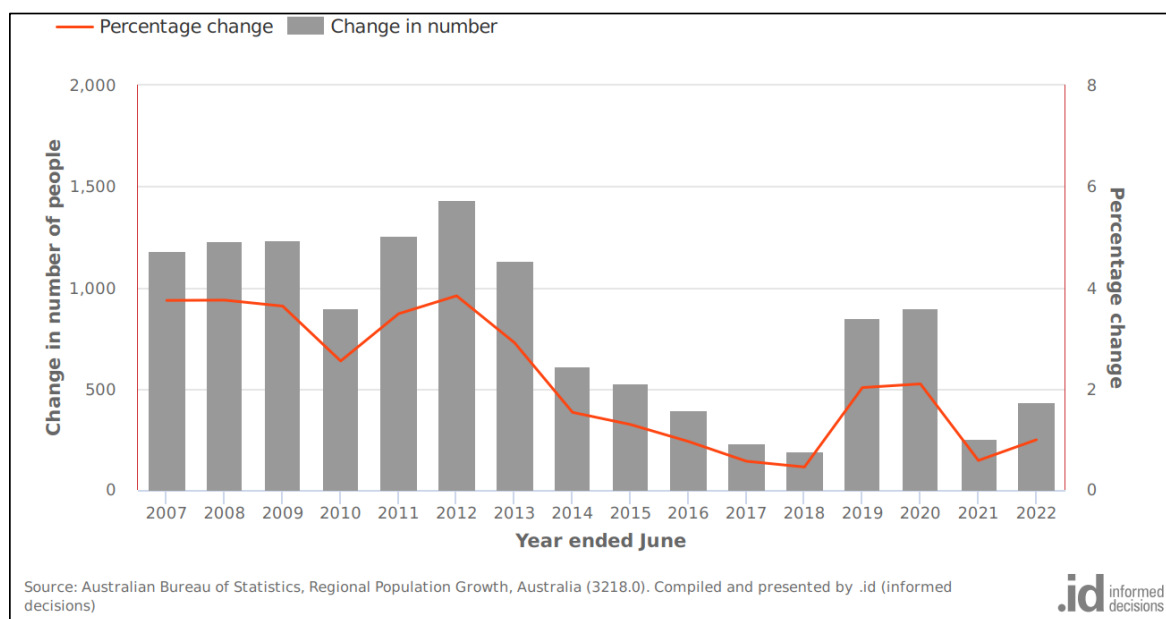


Figure 3: Changes in Population Since 2007

The greatest increase in population between 2016 and 2021 occurred in Rivervale (see Figure 4 below) predominantly due to subdivision and development of The Springs in accordance with 'The Springs Structure Plan' and Local Planning Policy No. 7.

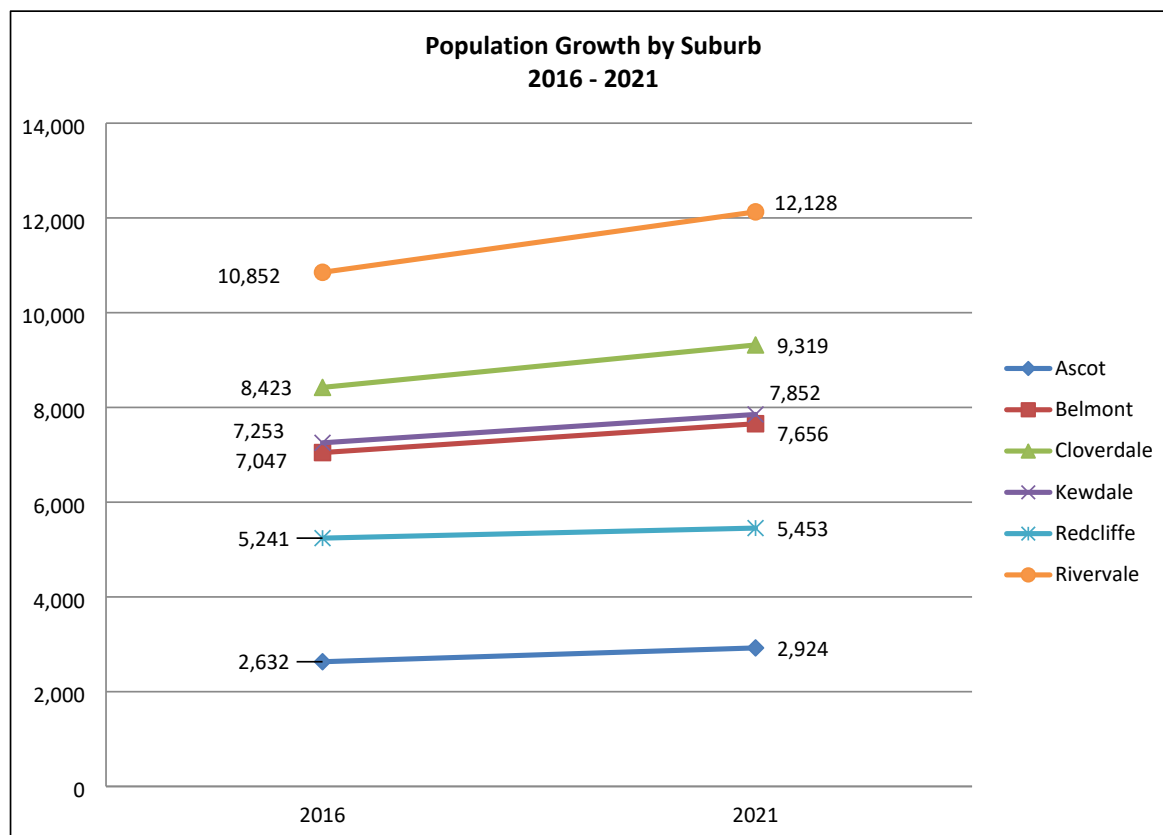


Figure 4: Population Growth by Suburb 2016-2021

Future Population Projections

The WA Government's "Western Australia Tomorrow" report provides medium-term population projections for the State and its sub-regions from 2016 to 2031. These projections have been extended to align with the local planning strategy period, covering 2025 to 2040. According to the report, Band C is deemed appropriate for estimating the City's future population. This is because it represents the median forecast, providing a balanced estimate of population growth. Using Band C ensures planning decisions are based on a moderate and probable scenario rather than high or low scenarios, which could lead to inaccurate estimates. Table 15 indicates that, based on Band C, the City's population is projected to grow by 8,360 people, reaching 55,360 by 2041. It will be necessary for the City to facilitate the delivery of adequate and diverse housing to accommodate this growth.

Table 15: WA Tomorrow population forecast (WA Government 4 February 2025)

Year	Persons per WA Tomorrow Band				
	A	B	C	D	E
2026	47,000	47,000	47,000	47,000	47,000
2031	48,790	49,430	49,787	50,040	50,713
2036	50,580	51,860	52,573	53,080	54,427
2041	52,370	54,290	55,360	56,120	58,140
Population difference 2041-2026	5,370	7,290	8,360	9,120	11,140
Average annual increase	358	486	557	608	743

Age Structure

The age structure of an area provides key insights into the level of demand for housing, services and facilities within an area.

According to the Australian Bureau of Statistics, the City of Belmont exhibits a slightly lower median age of 36 in comparison to the Perth metropolitan area's median age of 37.

Figure 5 compares service age groups within the City of Belmont compared to Greater Perth. This shows that there was a lower proportion of people in the younger age groups (0 to 24 years) as well as a lower proportion of people in the older age groups (50+ years). The City had a significantly higher young workforce (25-34 years) population (20.2%) when compared to Greater Perth (14.2%).

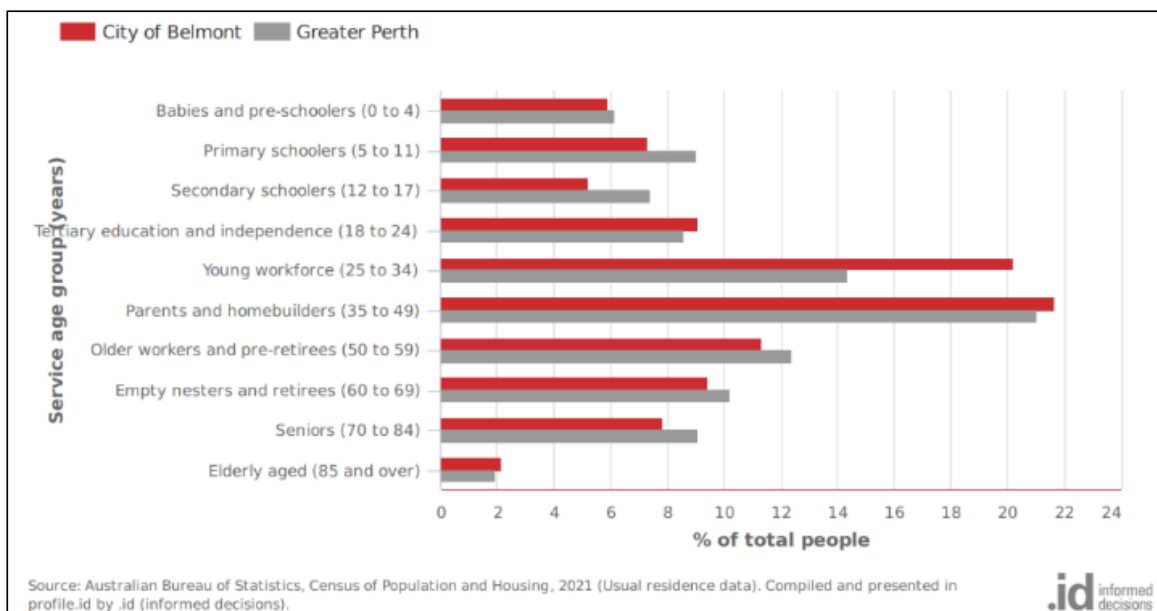


Figure 5: Age Structure – Service Age Groups 2021

From 2011 to 2021, the largest changes in age structure were in the following service age groups as visualised in Figure 6:

- Young workforce (25 to 34) +1,850 people
- Parents and homebuilders (35 to 49) +1,745 people
- Empty nesters and retirees (60 to 69) +1,041 people

While growth was experienced between 2011 and 2021 in all of the service age groups, it is worth noting that Belmont has experienced a decrease in the proportion of babies and pre-schoolers (0 to 4 years), secondary schoolers (12 to 17), tertiary education and independence (18 to 24) and seniors (70 to 84) while all other service age groups have increased. However, it is worth noting that since 2016 Belmont has experienced a 276 person increase in seniors. This indicates that the population is ageing overtime.

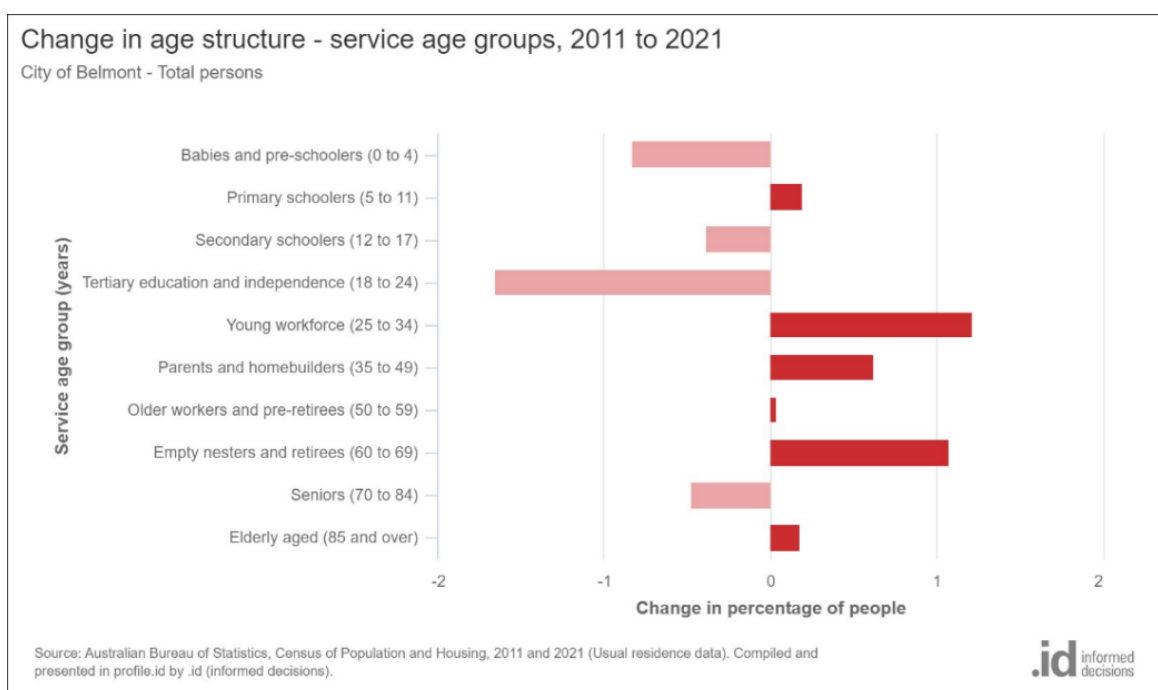


Figure 6: Change in Age Structure – Service Age Groups – 2011 to 2021

The age structure forecasts for the City of Belmont between 2021 and 2031 indicate a 28.3% increase in population under working age, a 41.4% increase in population of retirement age, and a 19% increase in population of working age. This suggests that overtime Belmont's population will experience ageing. The City's planning framework needs to respond to this trend by considering the needs of an older population.

Migration Patterns

Since 2016, the City of Belmont has seen a net migration loss of 398 people. The age-specific net migration graph below (Figure 7) identifies what age ranges had the largest increase or decrease in migration. The 18-24 age group had the largest increase with an additional 815

people, while the 5-11 age group and 35-44 had the largest decrease with -477 and -714 respectively.

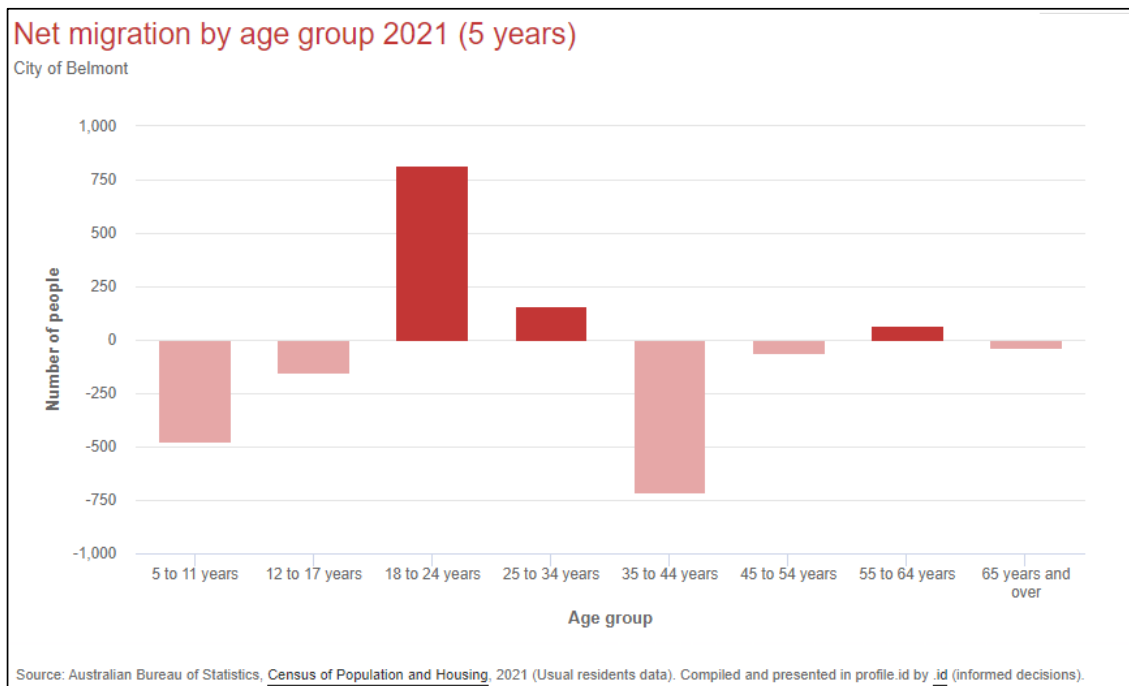
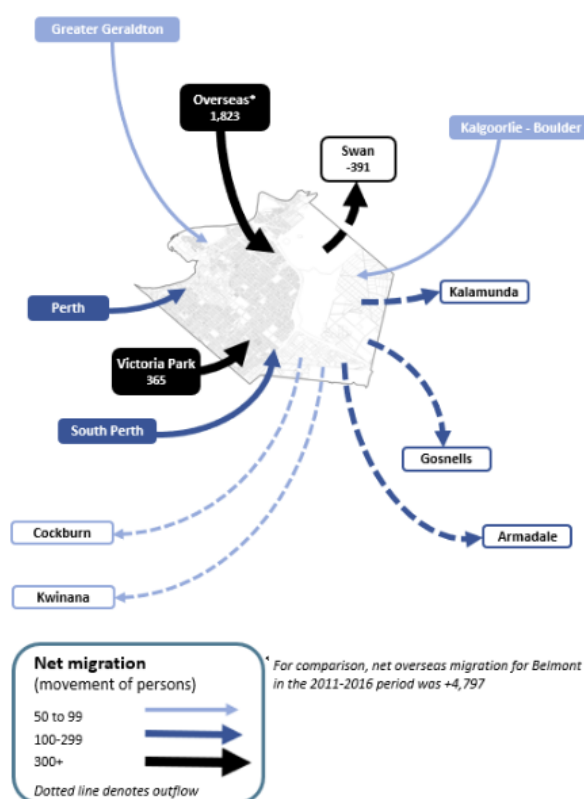


Figure 7: Net migration by age group 2021

This data shows that a large percentage of migrants into Belmont are young adults, whilst families with children are migrating out of Belmont. Belmont's proximity to Perth CBD, employment and entertainment facilities may be attractive for young adults. Families with younger children may be seeking to purchase their first home and may be attracted to areas with cheaper land values.

Figure 8 shows the migration flows within the City of Belmont between 2016-2021. This shows that the largest demographic entering the City was from overseas (1,823), and the highest internal migration being from Victoria Park (365). There were also large amounts of people who moved from South Perth, Perth, Kalgoorlie-Boulder and Greater Geraldton. Those leaving the City of Belmont most commonly moved to Swan, Kalamunda, Gosnells or Armadale.

Historical migration flows, City of Belmont, 2016-2021



Population and household forecasts, 2021 to 2046, prepared by .id (informed decisions), December 2023.



Figure 8: Migration flows in the City of Belmont between 2016-2021

It should be noted that the 2021 census was undertaken during the pandemic, therefore it is suggested that border restrictions halted overseas migration for 15 months prior and may have had large impacts on this data. For comparison, net overseas migration for Belmont in the 2011-2016 period was +4,797, and in the 2016-2021 period had dropped to +1,823.

Population Characteristics: Key Points

- The City of Belmont's population was 42,257 in 2021, and is forecasted to reach 50,451 by 2031, with an annual average growth of 2.1%.
- The population distribution across service age groups shows a higher proportion of young workforce and elderly compared to Greater Perth, forecasted to have an increased ageing population over time.
- In terms of migration, young adults are the largest demographic entering the City, and the 35-44-year age group is the largest demographic leaving the City.
- Rivervale has experienced a substantial population increase in recent years, driven by subdivision and development within The Springs.
- Significant growth is anticipated in Redcliffe due to future development proposed around Redcliffe Station.

- There is an ongoing need for a diverse range of housing, which is essential for providing family homes, offering low maintenance options for younger people and the ageing population, and providing affordable housing.

9.1.2 Household Characteristics

Family Structure

The City has a larger proportion of lone person and group households compared to Greater Perth (Figure 9). Most notably, the proportion of lone person households was 31.1% compared to 24.0% in Greater Perth. The City also has a much lower proportion of couples with children (22.4%) compared to Greater Perth (32%).

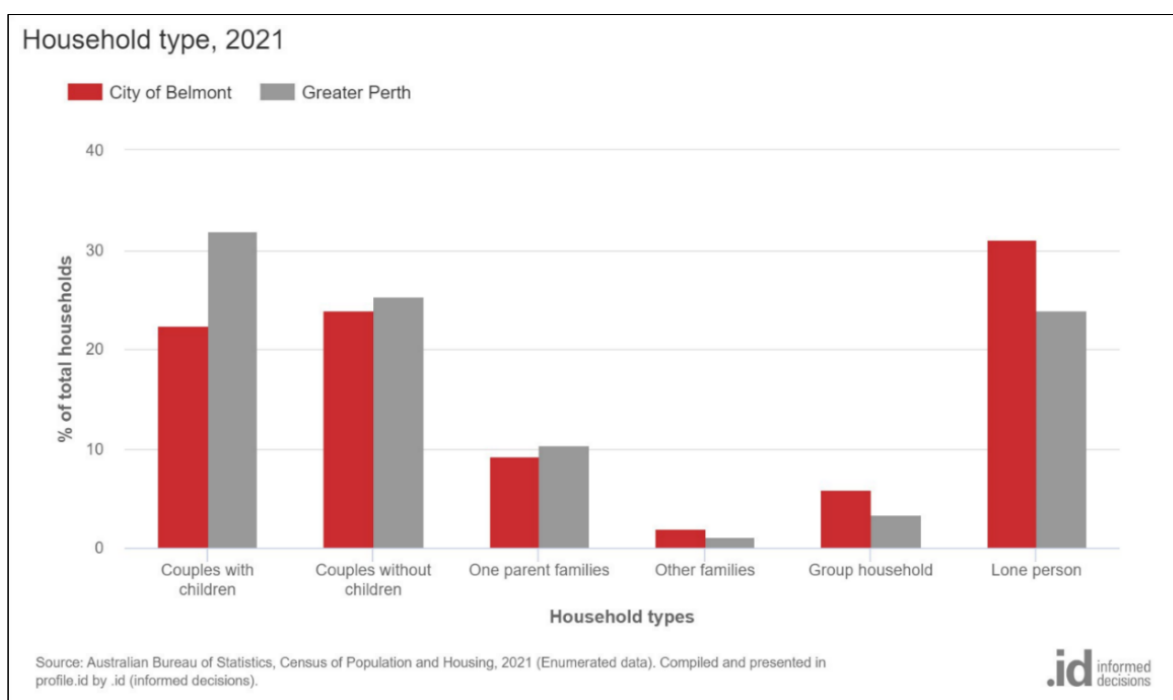


Figure 9: Household Type 2021

The largest changes in family/household types in the City of Belmont between 2011 and 2021 were:

- Lone persons (+1,505 households)
- Couples without children (+811 households)
- Couples with children (+695 households)

In terms of percentage however, only lone person households and couples without children saw an increase while couples with children, group households, other families, decreased (see Figure 10).

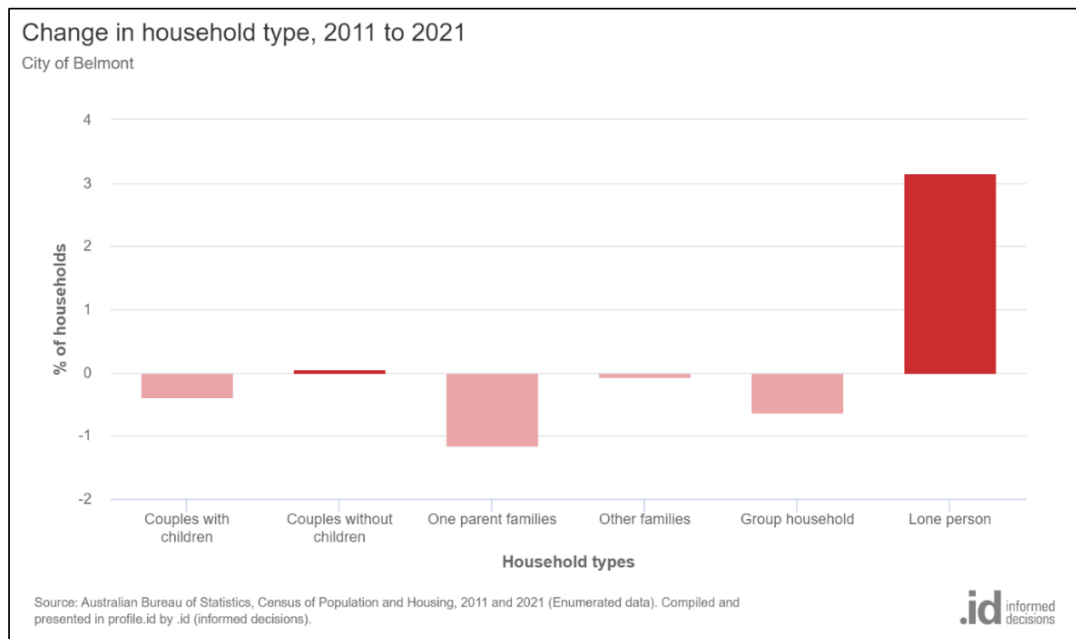


Figure 10: Change in Household Type 2011 to 2021

In 2021, lone-person households emerged as the prevailing household type in the City of Belmont. Projections suggest that this trend will persist, with the number of lone-person households expected to rise by 3,461 constituting 34.1% of the total households by 2041 (refer to 11).

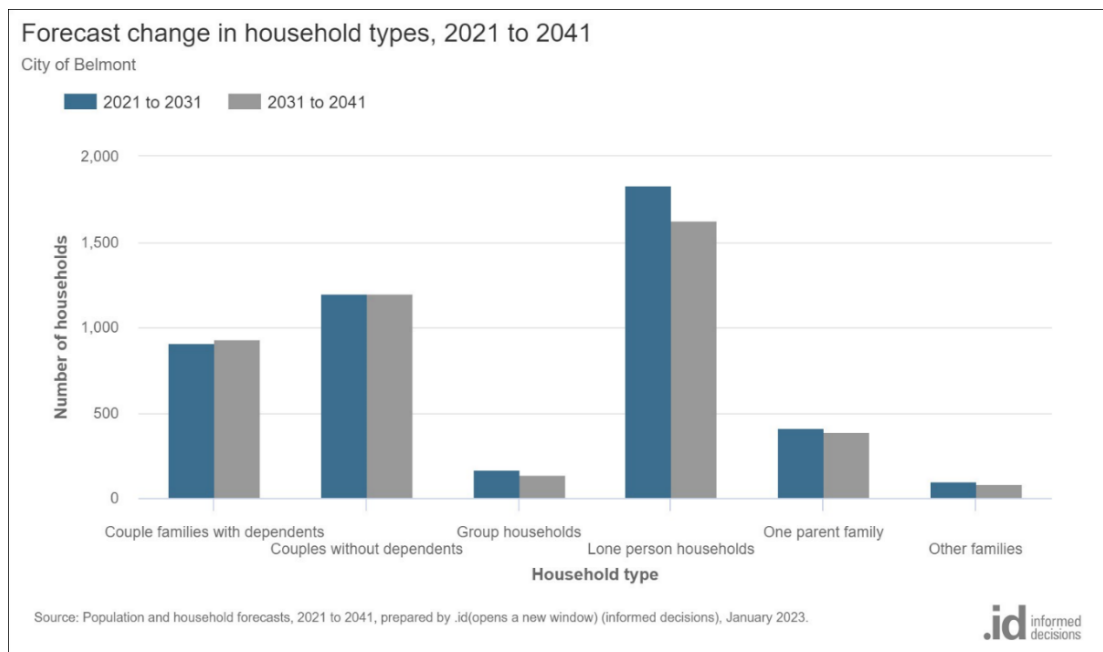


Figure 11: Forecast Change in Household Types 2021 to 2041

Household Size

Household size typically mirrors the life cycle of families, starting smaller when it is a lone person or couple, and expanding when children are added to the family. This size often decreases again when children have moved out.

The City of Belmont has generally followed Australia's trend of reducing household sizes. 1 person households have increased since 1991, whilst all other household sizes have decreased. Analysis of the number of persons usually resident in a household in the City of Belmont compared with Greater Perth shows that there were a higher proportion of lone person households, and a lower proportion of larger households (those with 4 persons or more) (Figure 12).

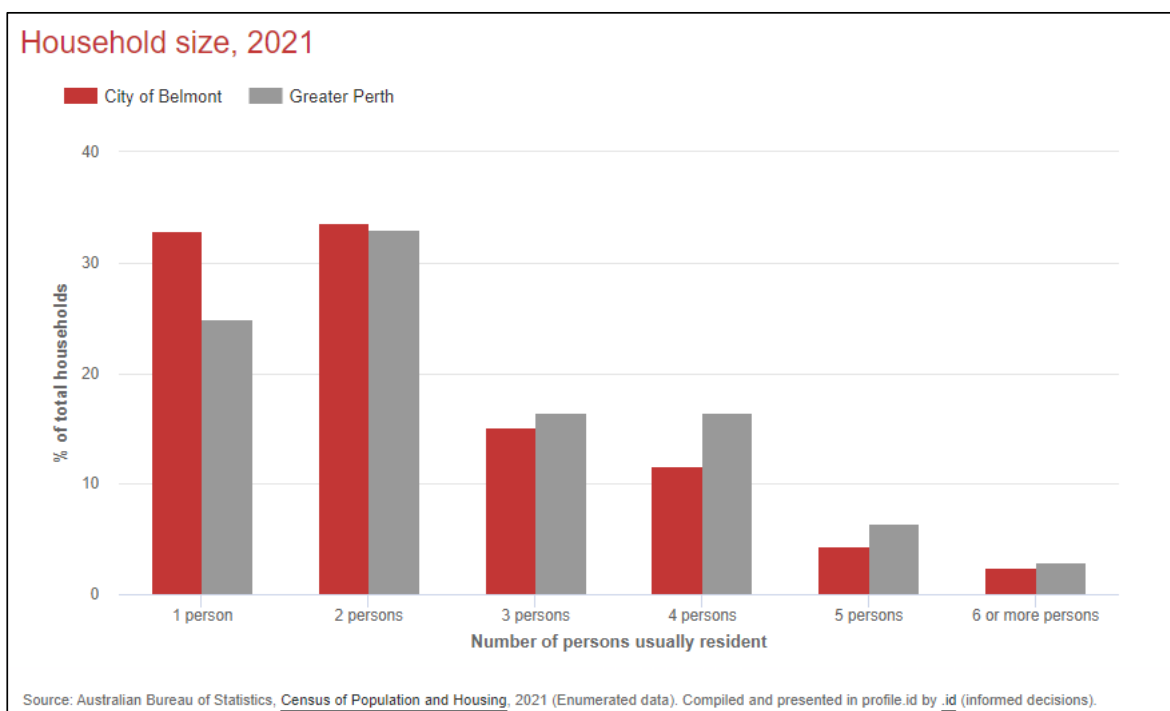


Figure 12: Household size in the City of Belmont and Greater Perth 2021

While the percentage of households of 2 or more people are slowly declining as visualised by Figure 13, it should be noted that the overall number is still increasing. Since 2011, the City has seen the following changes:

- +1,506 lone persons households.
- +987 two persons households.
- +349 three persons households.
- +361 four persons households.
- +66 five persons households.
- +52 six or more persons households.

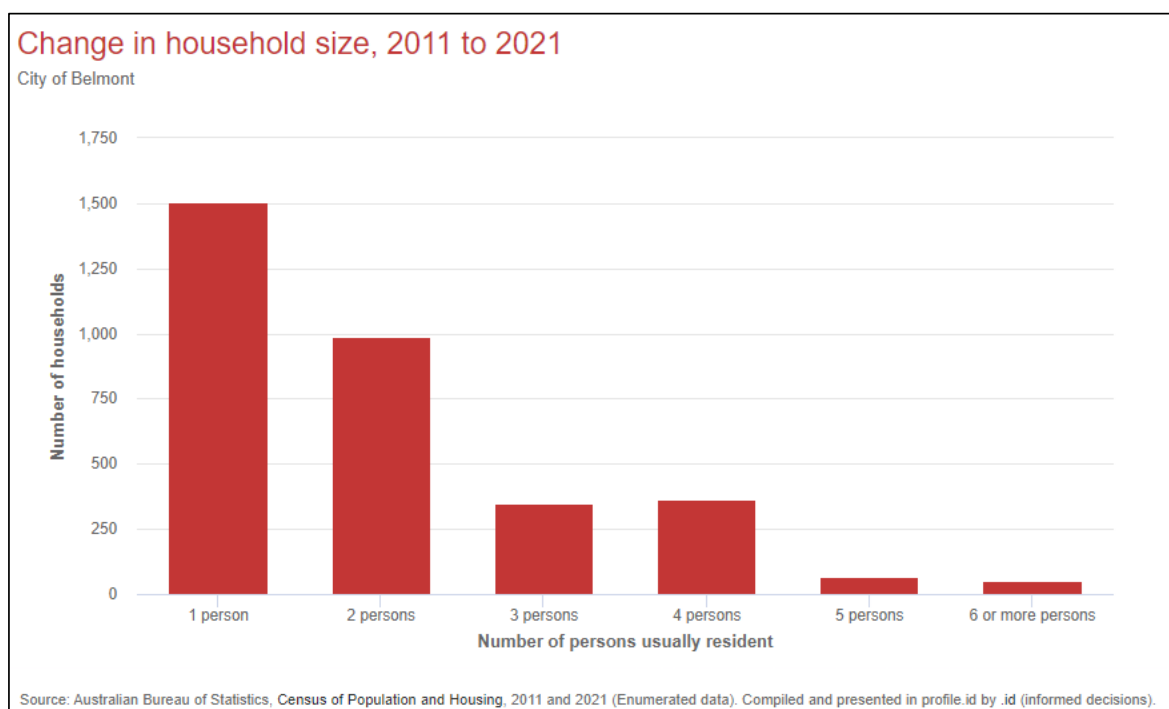


Figure 13: Change in Household Size 2011 to 2021

While forecasts indicate that lone person households will experience the largest increase between 2021 and 2031 and account for 33.5% of all households, the average number of persons per household is forecast to be 2.21.

Household Characteristics: Key Points

- Lone-person households are a significant and growing demographic in Belmont.
- Demand for family-sized homes is relatively low compared to Greater Perth.
- Household sizes are decreasing, with more one and two person households.
- Forecasts indicate continued growth in smaller households, especially lone-person households.

9.2 Dwelling Yield Analysis

Of the 800,000 new homes targeted to be constructed in the Perth and Peel area, approximately 215,000 (56%) of these are expected to be delivered in the central sub region. To achieve this, the *Central Sub-Regional Planning Framework* includes housing targets for local governments.

As demonstrated by Table 16 below, Belmont has been able to meet its density targets thus far. Between 2011 and 2016 Belmont was required to provide an additional 1,860 dwellings and between 2016 and 2021 an additional 1,410 dwellings. The City provided 2,346 and 1,899 dwellings during these periods, exceeding the targets by 486 and 489 dwellings respectively.

Table 16 – Infill Targets

Target 2011 - 2016	Actual 2011-2016	Target 2016 – 2021	Actual 2016 – 2021
1,860	2,346	1,410	1,899

Whilst the City has been able to meet its density targets to date this is largely attributed to development within The Springs precinct.

Belmont is required to provide an additional 6,100 dwellings by 2031 and 10,410 dwellings by 2050. Between 2026 and 2031, 1,270 new dwellings must be delivered in the City of Belmont, increasing the total to 6,100 dwellings. By 2050, a further 4,310 dwellings will be required, bringing the total to 10,410.

Modelling was undertaken to analyse the City's future dwelling yields. An overview of the modelling and associated considerations are outlined below:

- The modelling concentrates on areas within the City that have the potential for residential development. It specifically targets land within 12 planning areas, as well as 'Residential' zoned land outside these areas.
- The data includes the number of residential dwellings currently within each planning area, as well as those outside the planning areas, as identified by the Valuer General's Office.
- The modelling is based on the development potential of land. Therefore, for the purpose of the modelling the following density codes were applied:
 - In areas with existing flexible density codes, the highest applicable code was used. For example, in R20/50/100 areas, an R100 code was applied.
 - For land within the Golden Gateway precinct and subject to the Great Eastern Highway Urban Corridor Strategy, the density codes outlined in the Structure Plan and Strategy were applied.
 - For land within one street block of Great Eastern Highway, density codes ranging from R40-R160 were applied. This excluded the Residential and Stables area and land east of Tonkin Highway.
 - In planning areas where a structure plan has not yet been prepared, density codes ranging from R20 to R40 have been applied. This includes land within Development Areas 4, 5, and 7.
 - Consistent with the modelling undertaken for the Activity Centre Planning Strategy, an R60 density code has been applied to land within both local and neighbourhood centres.
 - An R10 density code has been applied to the Residential and Stables zone, aligning with the existing density for land within the precinct.
 - For the Redcliffe Station Precinct, DPLH provided dwelling estimates, as they are currently preparing a draft Improvement Scheme to guide development in this area.

- For the purpose of the modelling, all land is assumed to be vacant and assessed under three growth scenarios: low, medium, and high. The low scenario assumes a 25% development uptake, the medium scenario assumes 50%, and the high scenario assumes 75%. The existing dwelling numbers have been considered in the City's analysis to facilitate in the accuracy of the data.

The below table provides an overview of the dwelling yield analysis within each of the Planning Areas based on low, medium and high growth scenarios.

Table 17: Dwelling yield analysis within Planning Areas

Estimated Dwelling Yield within Planning Areas (Net Yield)							
PLANING AREA	FUTURE DENSITY CODE	LOW GROWTH		MEDIUM GROWTH		HIGH GROWTH	
		AVG YIELD	MAX YIELD	AVG YIELD	MAX YIELD	AVG YIELD	MAX YIELD
A	R30-40	21	25	41	50	62	75
B	R30-40	10	13	20	25	29	38
C		-	-	2600	-	-	-
D	R20-30	32	37	65	75	97	112
E	R-ACO (Plot ratio ranging between 3.0 and 5.0)	549	765	1098	1530	1647	2294
F	R-AC0 (Plot ratio ranging between 2.5 and 7.0)	7261	10092	14523	20185	21784	30277
G	R60 (50% multiple dwellings based on average site area of 85m ² and 50% grouped dwellings based on 150m ² average lot size)	262	289	524	578	786	867
H	R60 (50% multiple dwellings based on average site area of 85m ² and 50% grouped dwellings based on 150m ² average lot size)	79	86	158	171	236	256
I	R40, R60, R100 and R-AC1	2733	2787	5468	5575	8201	8361
J	R40, R60 and R100	583	618	1165	1236	1748	1854

Attachment 12.1.1 Local Planning Strategy

K	R40, R50, R60 and R100	1350	1438	2698	2874	4048	4312
L	R10	114	114	228	228	341	341
Total number of existing dwellings in Planning Areas		6687	6687	6687	6687	6687	6687
Total number of dwellings that could be developed assuming land is vacant		6307	9577	21901	25840	32292	42100

It is acknowledged that there will be a level of infill development that occurs outside of the Planning Areas. Table 18 provides an overview of projected dwelling yields outside of the Planning Areas based on the same low, medium and high growth scenarios.

Table 18: Dwelling yield analysis outside of Planning Areas

Estimated Dwelling Yield within Remaining Areas of City (Net Yield)							
	FUTURE DENSITY CODE	LOW GROWTH		MEDIUM GROWTH		HIGH GROWTH	
		AVG YIELD	MAX YIELD	AVG YIELD	MAX YIELD	AVG YIELD	MAX YIELD
	R20	689	796	1378	1591	2067	2387
	R30	11	12	23	23	34	35
	R40 (115m2)	1817	1817	3534	3634	5451	5451
	R40 (220m2)	855	1101	1709	2202	2564	3302
	R50 (100m2)	25	25	50	50	74	74
	R50 (180m2)	13	15	25	31	38	46
	R60 (150m2)	140	181	279	362	419	542
	R100	245	245	490	490	773	773

Attachment 12.1.1 Local Planning Strategy

	TOTAL	3795	4192	7588	8383	11381	12571
Total number of existing dwellings outside of Planning Areas		7299	7299	7299	7299	7299	7299
Total number of dwellings that could be developed assuming land is vacant		-3504	-3107	289	1084	4082	5272

In considering the statistics contained within Tables 17 and 18 the following should be noted:

- Both Table 17 and 18 show that the low growth model projects a lower number of dwellings than the number of dwellings that currently exist. Given that, it is not appropriate to decrease the proposed densities.
- Taking into account the City's existing dwellings and a 50% uptake rate, the modelling demonstrates that the proposed densities at the medium growth scenario are capable of achieving the dwelling targets outlined in the Perth and Peel @ 3.5 Million framework.
- While the medium growth scenario for Planning Areas within the City projects a total of 21,901 dwellings which appears well in excess of the assigned target of 10,410 dwellings, it is necessary to consider that the modelling is intended to simply demonstrate that the assigned densities are capable of achieving the dwelling target. The actual uptake of development is influenced by a variety of factors including:
 - Landowner development intentions
 - The age and condition of existing housing stock
 - Market conditions
 - On-site constraints (such as servicing and lot shape)
 - Financial considerations
- Considering the above, reducing densities is not considered appropriate. Maintaining densities ensures there is enough capacity to accommodate growth over time.

9.3 Community, Urban Growth and Settlement

9.3.1 Housing

Current Density Codes

Residential zoned land within the City of Belmont is assigned various density codes ranging from R12.5 through to R100. These consist of single density codes and flexible density codes as detailed below and shown in Figure 14:

- R20, which is the most prevalent density code within the City of Belmont.
- R12.5 which was historically applied to land which is close to Perth Airport's cross runway.
- R30 which is located in a pocket of Rivervale bound by Knutsford Avenue, Esther Street, Acton Avenue and Campbell Street is subject to.
- R40 which is applied to a section of Kewdale bound by Keane Street, Belmont Avenue, Scott Street and Knutsford Avenue.
- R20/50/100 surrounding the Belmont Town Centre. Development of this land is subject to Local Planning Policy No. 1 – Town Centre Density Bonus Requirements.
- R20/40 surrounding local and neighbourhood activity centres and along roads containing high frequency bus routes such as Alexander Road, Kooyong Road and Hardey Road.
- R20/50 within a portion of Belmont located on Hehir Street, Barker Street and Lapage Street. Development within this area is guided by Local Planning Policy No. 4: Belgravia/Barker Streets.
- R20/60 adjacent to a portion of Belgravia Street which is also subject to Local Planning Policy No. 4: Belgravia/Barker Streets.
- R20/60 adjacent to Abernethy Road and Orrong Road. This land is subject to either Local Planning Policy No. 2 Orrong Road or Local Planning Policy No. 3 Abernethy Road. These policies aim to achieve coordinated vehicle access and high-quality development.

Regarding flexible density codes, the City acknowledges that the DPLH is seeking to rationalise flexible density codes through the development of new local planning schemes. In response, it may be appropriate for the City to explore the application of singular density codes as part of preparing a new local planning scheme. During this process, the existing flexible density code provisions within LPS 15 and relevant local planning policies should be reviewed to determine whether any of these provisions should be incorporated into the new scheme.

The City should also review all other scheme provisions relating to subdivision and development. An example of this is the bonus of R30 for R20 coded corner lots. In such situations, subdivision can be proposed at the R30 code if the lot has frontage to two constructed roads and any dwellings which are of low quality and incapable of being upgraded or poorly sited are demolished. This provision has promoted positive outcomes, encouraging development that addresses both streets and enhancing street surveillance. Another example is the requirement to construct to plate height prior to subdivision in excess of R30. This requirement has facilitated coordinated development outcomes, avoiding ad hoc developments at the highest density code. Therefore, it may be appropriate for these provisions and others to be carried forward into a new local planning scheme.

There are other areas within the City which are not currently subject to a density code under LPS 15 and are capable of accommodating residential development. These include:

Attachment 12.1.1 Local Planning Strategy

- The Residential and Stables zone, although LPS 15 currently requires land to be developed in accordance with an R10 density code.
- Mixed Use and Commercial zoned land
- The Belgravia Residential Estate – subject to Local Planning Policy 5
- The Springs – subject to Local Planning Policy 7
- Ascot Waters – subject to Local Planning Policy 6
- Inverlcoy Estate – subject to Local Planning Policy 8
- Belvidere Street Neighbourhood Centre – subject to Local Planning Policy 15

Appropriate density codes for this land will be investigated through the preparation of a new local planning scheme.



Figure 14: Local Planning Scheme No. 15 Zoning Map

Areas subject to Future Planning

The City of Belmont currently contains several areas requiring further detailed planning to guide development. These include the City's Special Control Areas (Development Areas) which require an approved Structure Plan to guide subdivision and development. The necessity of each of these development areas will be further considered during the preparation of a new local planning scheme, considering comments included in previous sections of this Strategy.

There are areas which align with the urban consolidation principles contained within Perth and Peel@3.5 Million which are not currently identified as requiring detailed planning instruments to be prepared to guide holistic and high-quality development outcomes. These include the Golden Gateway precinct and land within proximity to Great Eastern Highway. These areas have been identified within this Strategy, and will assist the City in continuing to meet its designated infill targets as well as providing diversity in dwelling types, particularly 1 and 2 bedroom dwellings.

Housing Stock

Housing and Population Needs

In 2021, dwellings in the City of Belmont primarily comprised of separate houses (65%), followed by semi-detached dwellings, townhouses (20.3%), and apartments (14.4%). Greater Perth followed a similar trend with 77.8% separate houses, 14.2% semi-detached dwellings and townhouses and 7.6% apartments.

Although separate houses remain the dominant housing type, has been notable growth in semi-detached dwellings, townhouses, and apartments. Between 2011 and 2021, the largest increase was in semi-detached dwellings and townhouses (+1,378), followed by separate houses (+1,075) and flats/apartments (+852). The proportion of separate houses decreased from 73% in 2011 to 65% in 2021, while semi-detached dwellings and townhouses rose from 15.1% to 20.3%, and flats/apartments increased from 11.6% to 14.4%. This trend is expected to continue as demand for more affordable medium- and high-density housing options grows.

Analysis highlights a significant contrast between the bedroom numbers and household sizes. As shown in Figure 15, the City of Belmont has a larger number of 3 and 4 bedroom dwellings (44.4%) than households with 3 or 4 residents (15.1%). In contrast, 32.9% of households are lone-person households, while 7.7% of dwellings are one-bedroom units. This data reveals a shortfall of one and two-bedroom dwellings to meet the demand, alongside an oversupply of larger homes. As Belmont's population grows, particularly with an increase in lone-person households, it is essential for the City's new local planning scheme to facilitate housing types that address this demographic shift.

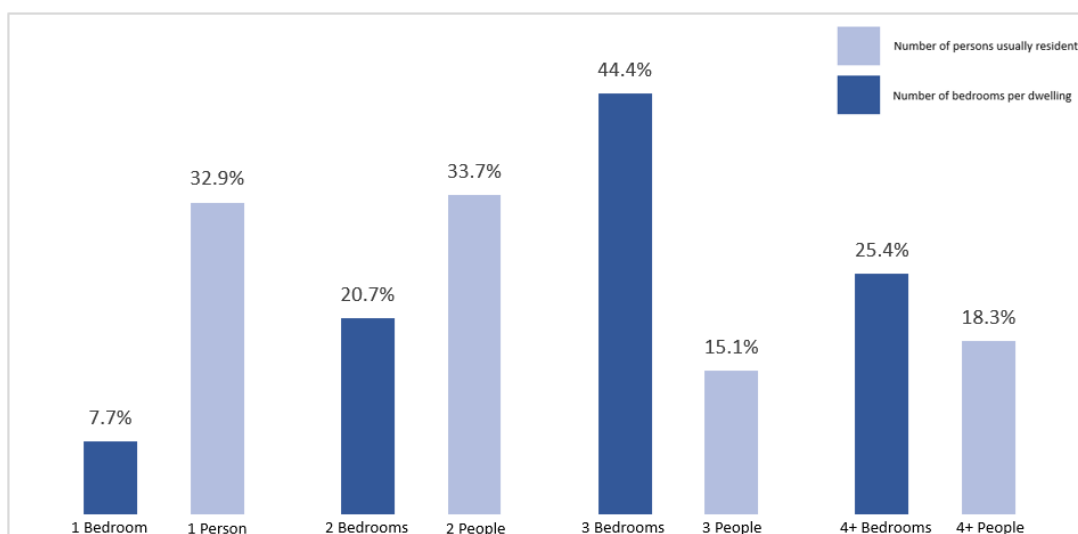


Figure 15: Size of Houses and Number of residents (ABS, 2021)

Housing diversity is a key consideration in planning for the City's future housing needs. While Belmont is expected to see a large number of lone-person households, there is currently a shortage of single-bedroom dwellings. To address this, the City should focus on encouraging smaller dwelling types, particularly within walkable catchments of activity centres and public transport stops. This could include promoting ancillary dwellings, single-bedroom units, and smaller homes, which are more affordable options for many residents.

Additionally, with Australia's ageing population there is an increasing demand for aged persons' dwellings. Projections indicate a significant rise in the senior population, with Belmont expecting a 41.4% increase in its retirement-age population between 2021 and 2031. Housing for seniors should be well-connected to public transport and services to ensure convenient access to essential amenities.

Shared Living

In recent years, the City has seen an increase in 'Residential Building' proposals, often involving six bedrooms, each with their own ensuite, kitchenette and external access all under one roof. However, the current local planning framework and R-Codes lack clear guidelines for assessing such proposals. The City may need to consider a local planning policy to provide guidance for decision-making in these cases.

The City of Belmont has also seen an increase in proposals for 'Community Homes.' These facilities provide accommodation for individuals who are physically or intellectually handicapped or socially disadvantaged. Residents may live together with or without paid supervision or care, with operations managed by a constituted community-based organisation, a recognised voluntary, charitable, or religious organisation, or a government department or agency of the State or local government.

While 'Community Home' is not a defined use under the Model Provisions, it may align with the definition of 'Community Purpose.' Appropriate land use definitions and permissibility will be further considered through the preparation of a new local planning scheme.

Short-Term Rental Accommodation

Short-Term Rental Accommodation (STRA) has grown in Belmont, driven by proximity to Perth Airport, the CBD, Optus Stadium, and the Swan River. This rise has largely been facilitated by online platforms and has reduced long-term housing availability, exacerbated affordability challenges, and undermined residential density goals in flexible density-coded areas. STRA uses have also caused land use conflicts, particularly in residential areas.

Key issues with STRA in Belmont include:

- An adequate supply of visitor accommodation already exists.
- STRA reduces long-term housing stock and affordability.
- STRA undermines intended residential density outcomes.
- STRA creates conflicts, especially in areas without tourist amenities or transport access.

In response, the City adopted a STRA Local Planning Policy on 25 July 2024. The policy supports STRA within 400 metres of high-frequency public transport on Great Eastern Highway and an existing tourist accommodation use. This approach aims to protect long-term housing supply and reduce amenity impacts associated with these uses.

9.3.2 Built Form and Character

Until the 1930s, Belmont was largely rural, characterised by varied agricultural activities. Post-war immigration fuelled rapid population growth, followed by signs of industrialisation in the 1930s when land east of the Highway between Hardey Road and Knutsford Avenue was designated as a factory area, marking the start of Belmont's industrial activities.

Belmont's residential growth surged in the 1950s and 1960s, fuelled by the State Housing Commission's post-war construction programme in Rivervale and Belmont. Much of the housing stock was developed during this period, driving population growth and demand for services. While many original homes have since been demolished and redeveloped, Belmont predominantly remains characterised by low-density single houses, though grouped and multiple dwelling developments have also occurred.

In the early 1950s, the State Government designated Welshpool for heavy industry, leading to the construction of railway marshalling yards in Kewdale and Forrestfield. This area became the Kewdale Industrial Area, which remains a key industrial hub.

In 1951, an 80-hectare area north of Alexander Road was designated for industry. While historically industrial, it has since evolved to accommodate commercial and large-format retail uses, forming today's Belmont Business Park with more appealing built forms.

Organised horse racing in Belmont began with a temporary track in 1948, followed shortly after by a permanent track at the current Ascot Racecourse site. Under Town Planning Scheme No. 4, the Belmont Roads Board restricted all training stables to the north side of Great Eastern Highway near Ascot, shaping the area into the racing precinct it is known as today. The area generally contains larger lots that accommodate both residential and stables uses with development in this area guided by the City's Local Planning Scheme No. 15 and the City of Belmont Consolidated Local Law 2020. The future planning of this area is discussed in Planning Area L.

Historically, land along Great Eastern Highway was developed for single homes, warehouses, and light industry. Today, it hosts a mix of shops, hotels, restaurants, residential units, offices, and showrooms. Planning Area F addresses its future development.

Local Planning Scheme No. 15 delineates five special development precincts on the Scheme Map, each guided by specific local planning policies:

- **Ascot Waters:** The Ascot Waters residential estate is generally bound by Grandstand Road, Resolution Drive, and the Swan River in Ascot. Development has been guided by Local Planning Policy No. 6 – Ascot Waters Special Development Precinct, facilitating high-quality built form outcomes that reflect designs from the 1990s and early 2000s. The precinct has largely been developed, with fewer than ten vacant lots remaining.
- **Invercloy Estate:** Invercloy Estate is generally bound by Hay Road, Fauntleroy Avenue, and Great Eastern Highway in Ascot. Local Planning Policy No. 8 – Invercloy Estate Special Development Precinct guides development within the precinct, ensuring high-quality built form outcomes that respect the State and local heritage-listed property at 4 Wedderburn Place. The precinct is fully developed for residential purposes.
- **The Springs:** The Springs precinct is generally bound by Graham Farmer Freeway, Great Eastern Highway, Brighton Road, and the Swan River in Rivervale. Development has been guided by The Springs Structure Plan and the design guidelines in Local Planning Policy No. 7 – The Springs Design Guidelines, supporting mixed-use and residential development. These guidelines were prepared prior to the adoption of Volume 2 of the R-Codes.
- **Belgravia Residential Estate:** Belgravia Residential Estate is generally bound by Belgravia Street, Barker Street, Daly Street, and Mixed Business zoned lots fronting Daly Street and Belgravia Street. Local Planning Policy No. 5 – Belgravia Residential Estate was prepared in 2003 and adopted under the City's previous Town Planning Scheme No. 14 in 2004, guiding development of the former Belmont Western Power Depot site. The precinct is almost fully developed, with only four vacant lots remaining. While it has produced high-quality built form outcomes, some provisions duplicate requirements of Local Planning Scheme No. 15 and/or the R-Codes.
- **Belvidere Main Street Precinct:** Local Planning Policy No. 15 – Main Street Precinct Design Guidelines guides development within the Belvidere Neighbourhood Centre, encouraging residential development above commercial land uses on the ground floor. Despite the policy's adoption in 2016, no development has occurred in accordance with it. However, a new commercial development was recently approved, which may lead to the relocation of the existing IGA supermarket to the southwest portion of the centre.

Through preparation of a new local planning scheme, the City should investigate rationalising these special development precincts and review existing local planning policies and scheme provisions to determine whether they should be retained (with modifications) or revoked. The City should also review existing provisions within Local Planning Scheme No. 15 and other local planning policies to ensure they effectively guide the built form and character of Belmont's residential and commercial developments.

In considering significant development proposals, the City of Belmont currently seeks advice from the City's Design Review Panel. Consistent with State Planning Policy 7.0 – Design of the Built Environment, the City should continue to seek constructive feedback from the Panel regarding the built form and character of proposed developments.

9.3.3 Cultural Heritage

The City acknowledges its rich and diverse heritage and has measures in place to protect key sites, enhancing quality of life and strengthening cultural identity.

There are a number of registered Aboriginal Heritage Sites located within the City of Belmont. These sites are outlined in the table below. These are administered under the Aboriginal Heritage Act 1972.

Registered Aboriginal Site No.	Name	Location description/address	Type
3536	Swan River	-	Mythological
16694	Redcliffe Wetlands	Redcliffe Road, Redcliffe	Historical, Mythological, Camp, Meeting Place, Natural Feature, Water Source
37868	Modified Tree	Swan River banks, adjacent to the Tonkin Highway south bound lanes	Modified Tree
17061	Old Campsite 1	Swan River banks adjacent to 60 Great Eastern Highway, Rivervale	Camp
15916	Burswood Island	Balbuk Reserve, Rivervale	Artefacts/Scatter, Water Source
3717	Rivervale Camp	Wilson Park, Rivervale	Camp
31744	Pa1001	Located within the Perth Airport Estate (between Airport Drive, Anderson Place and Horrie Miller Drive	Artefacts/Scatter
3994	Kewdale: Abernethy Road	518 Abernethy Road, Kewdale	Artefacts/Scatter
3891	Aitken Way N W	Corner Kewdale Road and Aitken Way, Kewdale	Artefacts/Scatter
3936	Kewdale: Franco A & B	543 Abernethy Road, Kewdale	Artefacts/Scatter

These sites are located across various zones, including areas reserved for 'Parks and Recreation,' as well as land within the R100, R20, and Industrial zones. One of these sites is within the Perth Airport Estate, where Perth Airport implements practices outlined in their Master Plan 2020. Any subdivision or development on these sites is required to be in accordance with the requirements of the Aboriginal Heritage Act 1972.

Attachment 12.1.1 Local Planning Strategy

The City's Local Heritage Survey and Heritage List were recently reviewed in accordance with the Guidelines for Local Heritage Surveys 2022. The sites outlined in the table below are contained on the City's Heritage List. Their location is shown in Figure 16.

Inherit Place No.	Site	Description	Significance
16882	Bound by Wright Street, Abernethy Road and Robinson Avenue and Alexander Road	Faulkner Civic Precinct	Category 2
15629	Within Faulkner Civic Precinct - Bound by Wright Street, Abernethy Road and Robinson Avenue and Alexander Road	Belmont War Memorial	Category 2
11490	300 Belgravia Street, Cloverdale	All Saint's Anglican Church	Category 2
8638	324 Belmont Avenue, Cloverdale	Belmont Christian Fellowship Church	Category 2
13071	354 Daly Street, Cloverdale	Notre Dame Church	Category 2
8648	1 Epsom Avenue, Ascot	Ascot Hotel	Category 2
6122	254 Fulham Street, Cloverdale	Bell Residence	Category 2
6123	71 Grandstand Road, Ascot	Ascot Racecourse Complex	Category 1
868	80 Grandstand Road, Ascot	Bristle Kilns	Category 1
16779	Area bound by Hardey Road, Great Eastern Highway, Tonkin Highway and the Swan River	Ascot Residential and Stables Area	Category 2
8653	130 Great Eastern Highway, Belmont	Brisbane and Wunderlich Doll's House	Category 2
6124	213 Great Eastern Highway, Belmont	Belmont Primary School	Category 2
3123	517 Great Eastern Highway, Redcliffe	Tampina	Category 1
00138	13 Hehir Street, Belmont	St Anne's Church Complex	Category 2
24560	264 Kew Street, Kewdale	Kewdale Primary School	Category 2
8643	314 Kew Street, Cloverdale	Stella Hay's House	Category 2
27282	128 Kooyong Road, Rivervale	Wilson Park	Category 2
16785	91 Leake Street; Belmont	RAAF Headquarters Bunker (fmr)	Category 1
25897	34 Oats Street; Kewdale	Tomato Lake Park	Category 2
16850	67 Riversdale Road, Rivervale	The Taylor Place (fmr)	Category 2
27267	35 Kilda Road, Rivervale	Residence, 35 St Kilda Rd	Category 2
25894	96 Sydenham Street, Kewdale	Peet Park	Category 2

Attachment 12.1.1 Local Planning Strategy

4490	16 Tanunda Drive, Rivervale	Hill 60	Category 1
23642	72 Toorak Road, Rivervale	Residence, 72 Toorak Rd	Category 1
23642	74 Toorak Road, Rivervale	Residence, 74 Toorak Rd	Category 1
23642	77 Toorak Road, Rivervale	Residence, 77 Toorak Rd	Category 1
23642	78 Toorak Road, Rivervale	Residence, 78 Toorak Rd	Category 1
140	4 Wedderburn Place, Ascot	Nulsen Haven, (Invercloy)	Category 1
25910	11 Wedderburn Place, Ascot	Invercloy Park	Category 1
27284	1 Wright Street, Kewdale	Carlisle Primary Street	Category 2

Category 1 places are of exceptional significance, being essential to the heritage of the City of Belmont. These places are currently included, or recommended for inclusion, on the State Register of Heritage Places. These places should be retained and conserved, and alterations or extensions should reinforce the significance of the place.

Category 2 places are of considerable significance, being very important to the heritage of the City of Belmont. These places have a high degree of integrity and authenticity, and conservation is highly desirable. Any alterations or extensions should reinforce the significance of the place.

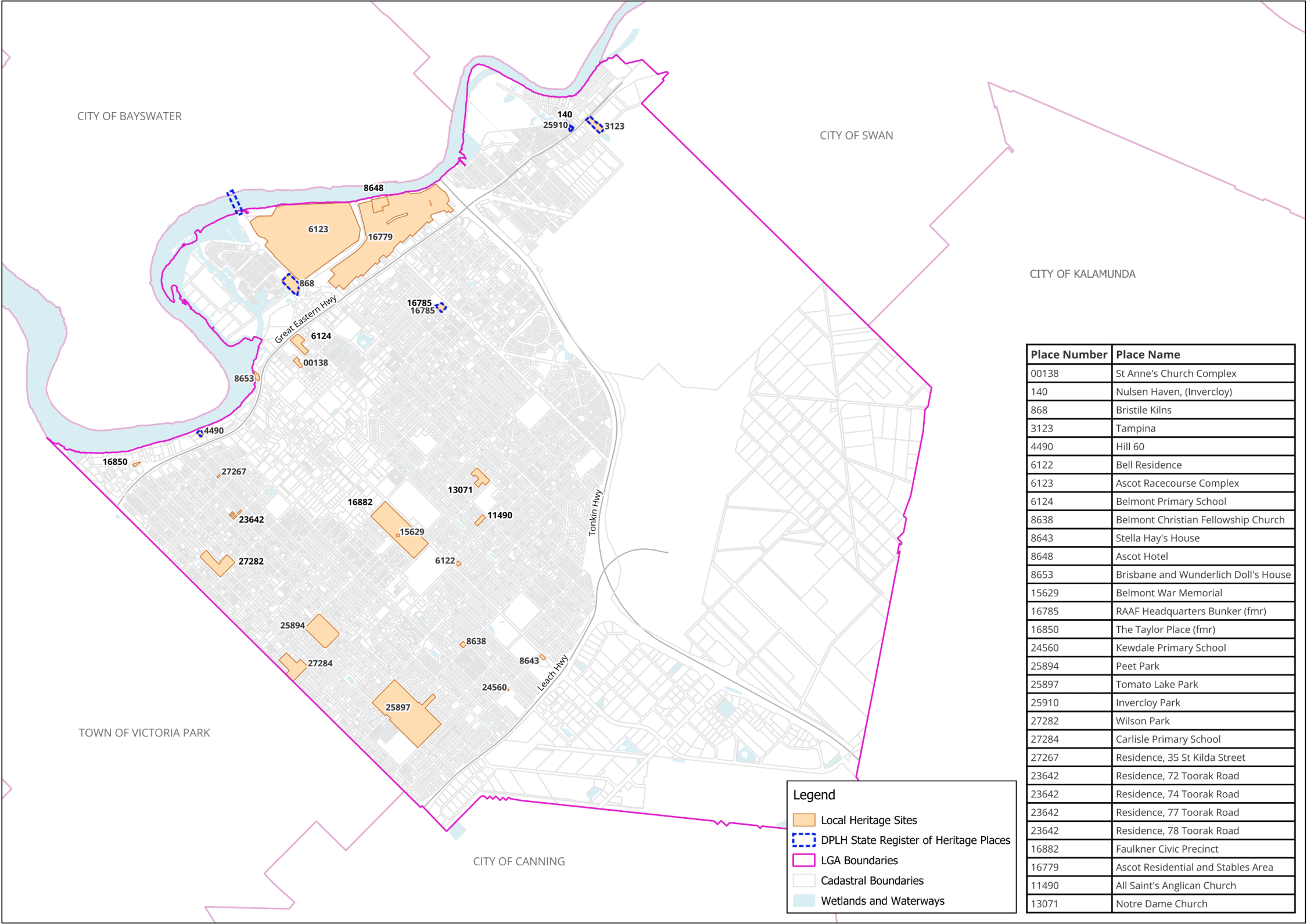


Figure 16 – Map of Heritage Listed Places

9.3.4 Activity Centres

Activity centres are community focal points, attracting people for a variety of reasons including to shop, work, study and live. Activity centres typically contain a range of land uses including retail, entertainment, tourism, civic/community, and medical services. They are often combined with a varying proportion of medium to high density housing and open space. Activity centres vary in size, role and function, and should be designed to maximise use of public transport and accessibility for pedestrians, cyclists and other modes of transport. This is with the exception of specialised centres which perform their own unique functions.

The City contains one secondary centre, four neighbourhood centres, 11 local centres and five specialised centres as shown on Figure 17:

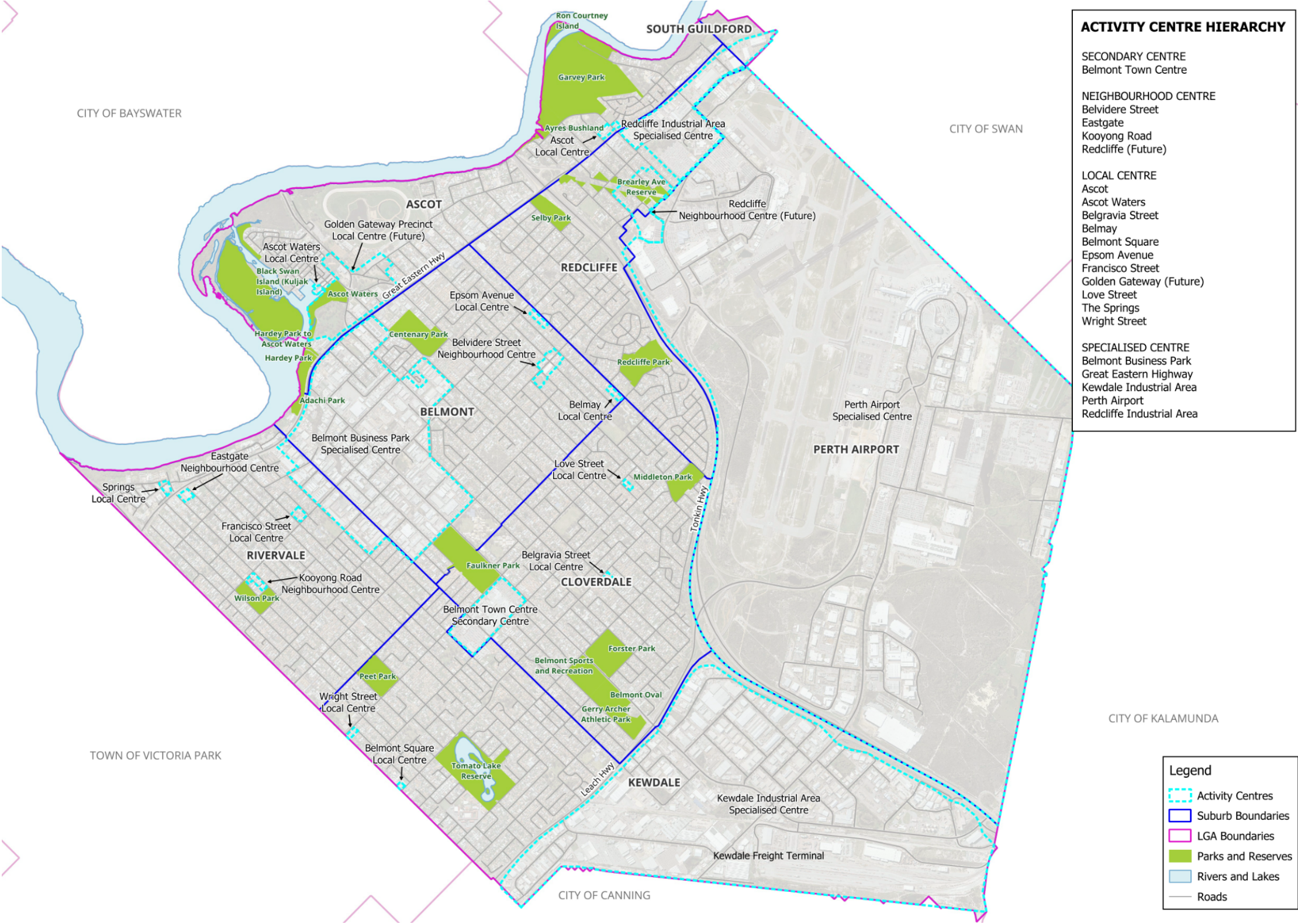


Figure 17: Activity Centre Locations

Belmont Secondary Centre

The Belmont Town Centre provides a mix of retail, dining, entertainment and commercial spaces, contained within a primary building under single ownership and several smaller buildings. Surrounding the Belmont Town Centre are businesses and residential properties that support the Centre's functions.

The future planning for Belmont Secondary Centre should align with Planning Area J. The Belmont Town Centre is currently zoned 'Town Centre' under the City's Local Planning Scheme. Through the preparation of a new Local Planning Scheme, the suitability of applying a 'Centre' zone to the land will be investigated.

To guide future use and development within the centre it will be necessary for a precinct structure plan to be prepared.

Local and Neighbourhood Centres

The City includes a range of existing Local and Neighbourhood Centres, with one future Local Centre and one future Neighbourhood Centre. These centres generally include supermarkets, personal services, convenience shops, and small-scale office spaces, typically arranged in smaller tenancies with fragmented ownership.

Future planning for neighbourhood centres should align with Planning Area K on the Strategy Map, while local centres should align with Planning Area L. These centres present opportunities for residential development; however, no density codes currently apply to land within them. To support residential growth, suitable density codes will be considered in the preparation of a new local planning scheme. The City will also investigate development controls to ensure that residential land uses do not undermine the centres' ability to provide essential convenience goods and services. Additionally, the City will assess the suitability of applying local and neighbourhood centre zones and the appropriateness of certain uses to ensure alignment with zone objectives.

Specialised Centres

Specialised centres are further discussed in Section 9.4 - Economy and Employment.

9.3.5 Public Open Space and Community Facilities

Public Open Space

The City has a total of approximately 284 hectares of public open space as follows (refer to Figure 18 and Figure 19):

- 94 hectares of recreational space - Neighbourhood Open Space
- 47 hectares of sporting space - Regional Open Space
- 117 hectares of nature space - District Open Space
- 26 hectares of other space such as stormwater drainage.

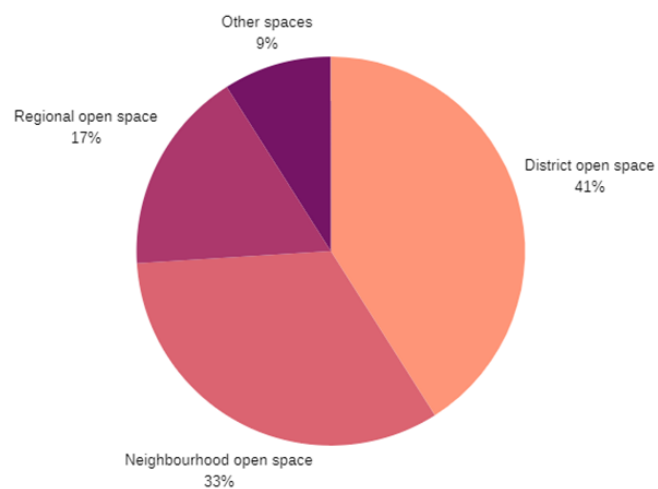


Figure 18: Public open space distribution within the City

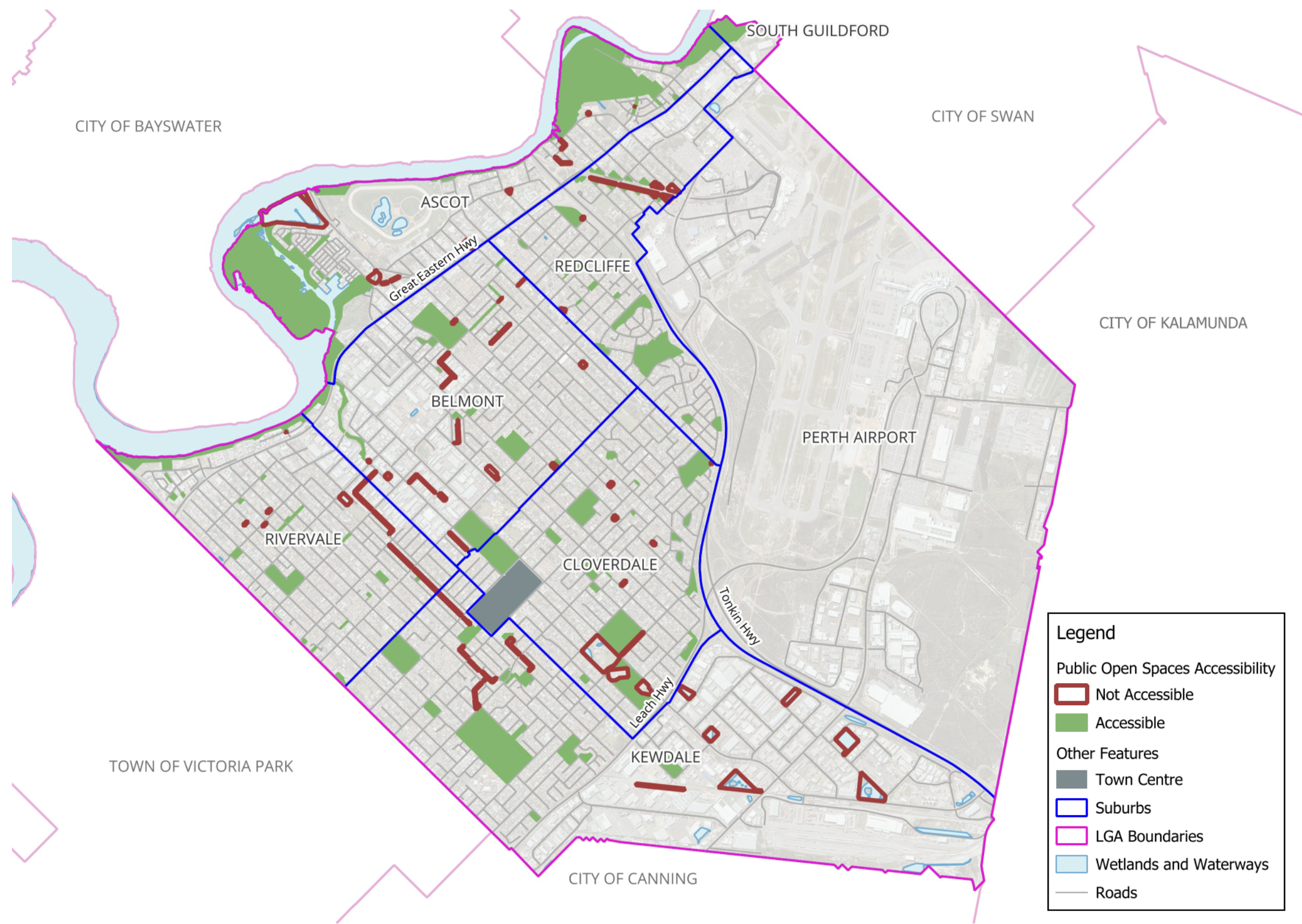


Figure 19: Net Public Open Space throughout the City of Belmont

Ascot contains the largest amount of the City's public open space, with 43%, while Rivervale and Redcliffe have the lowest public open space cover, with 7% each (as shown in Figure 20).

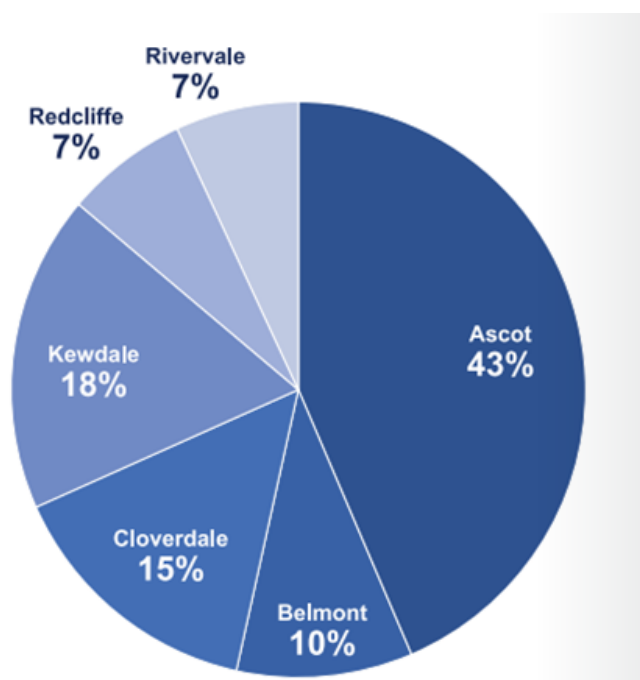


Figure 20: Public Open Space across suburbs, as a percentage of the City's total public open space.

Ascot's public open space is attributed to land along the Swan River foreshore, Kuljak Island (Black Swan Island) and Garvey Park. In terms of public open space within Rivervale and Redcliffe, there are currently upgrades proposed to Wilson Park and there may be upgrades to public open space as part of the future planning for the Redcliffe Station Precinct.

The City should seek to enhance the quality and usability of public open space by:

- Investigating opportunities to upgrade areas of existing public open space to increase amenity and usability
- Investigating opportunities to convert or enhance existing land used for water supply, sewerage, and drainage for public open space
- Seeking opportunities for activity centres and schools to serve a public open space function.
- Investigating opportunities to expand public open space
- Investigating developer contributions to support the above matters. This includes considering the potential forms of levying contributions, and the potential impact of such contributions on the financial viability of development and subdivision.

Accessibility to public open space

The standard assessment for adequate amounts and accessibility to public open space is based on the proximity of residential dwellings to open space, defined as follows:

- Local Open Space: Within 400m or a 5 minute walk
- Neighbourhood Open Space: Within 800m or a 10 minute walk

- District Open Space: Within 2km or a 5 minute drive

In terms of accessibility:

- 28% of residential properties within the City are located within 100 metres of some form of public open space.
- 88% of properties are within 400m of public open space.
- In the suburb of Belmont, 36% of properties require travel beyond 400m to access open space, with 2.5% of properties situated more than 700m away.

Passive Surveillance

Improvements to the connection between public open space and private properties has been identified as an objective in the City's Public Open Space Strategy. However, the current local planning framework and R-Codes lack clear guidelines for such measures. The City may consider incorporating appropriate mechanisms and associated provisions during the preparation of the new local planning scheme to improve the visual permeability of fences facing public open space, thereby improving the connectivity and passive surveillance.

Community facilities

Community facilities play an essential role in enhancing community life and supporting social interaction and engagement. The City has a range of community facilities including; community centres, a leisure centre, a library and museum.

The City of Belmont Community Infrastructure Plan 2022-2040, identifies the following considerations to ensure infrastructure continues to meet community needs:

- Establishing an additional dedicated art centre/space.
- Providing more flexible, smaller community centre spaces with improved amenities such as heating, carpeting and audio and visual equipment.
- Adding a second youth centre facility.
- Considering the upgrading and renewal of independent living units and related services for seniors.
- Ensuring provision is made for tennis courts, lawn bowls and indoor courts.
- Reviewing Belmont Oasis and the services it provides as it ages.
- Designing community spaces to support passive recreation activities.

It is considered that these opportunities can be accommodated within land across the City without any changes to zones or reserves. However, as outlined in Part 1, there is an opportunity to introduce the private clubs, institutions and places of worship zone, consistent with the Planning and Development (Local Planning Schemes) Regulations 2015.

9.3.6 Hazards

Bushfire

There are some properties within the City designated as bushfire prone, primarily located near Tonkin Highway, Leach Highway and the Swan River (refer to Figure 21).

Future planning proposals within bushfire prone areas will be assessed against *State Planning Policy 3.7 – Planning in Bushfire Prone Area* and appropriate management measures will be

implemented as required. Land within Planning Areas C, D and F are identified as being bushfire prone. Therefore, future investigations for these areas must consider and address bushfire risk.

Flood

Several properties near the Swan River are located within the floodway and flood fringe of the 100-year flood level, as shown in Figure 22. Additionally, areas containing Water Corporation drains, such as the Southern Main Drain, Smythe Lake Park, and Centenary Park, may present flooding hazards to nearby properties during extreme rainfall events.

To address these risks, the City will incorporate appropriate mechanism and/or provisions within the new local planning scheme to ensure the ongoing protection of properties and infrastructure within flood-affected areas.

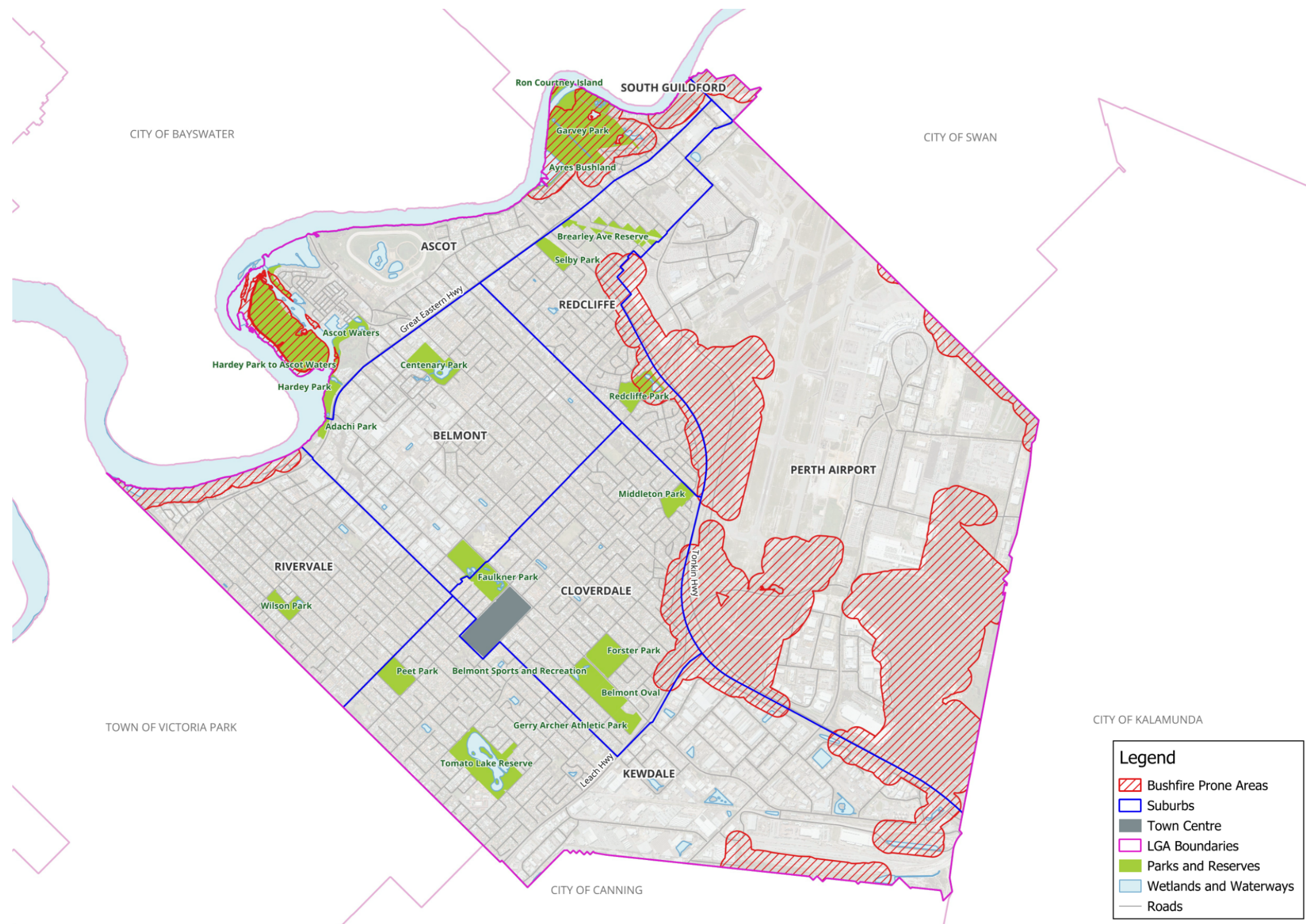


Figure 21: Bushfire Prone Areas within the City of Belmont

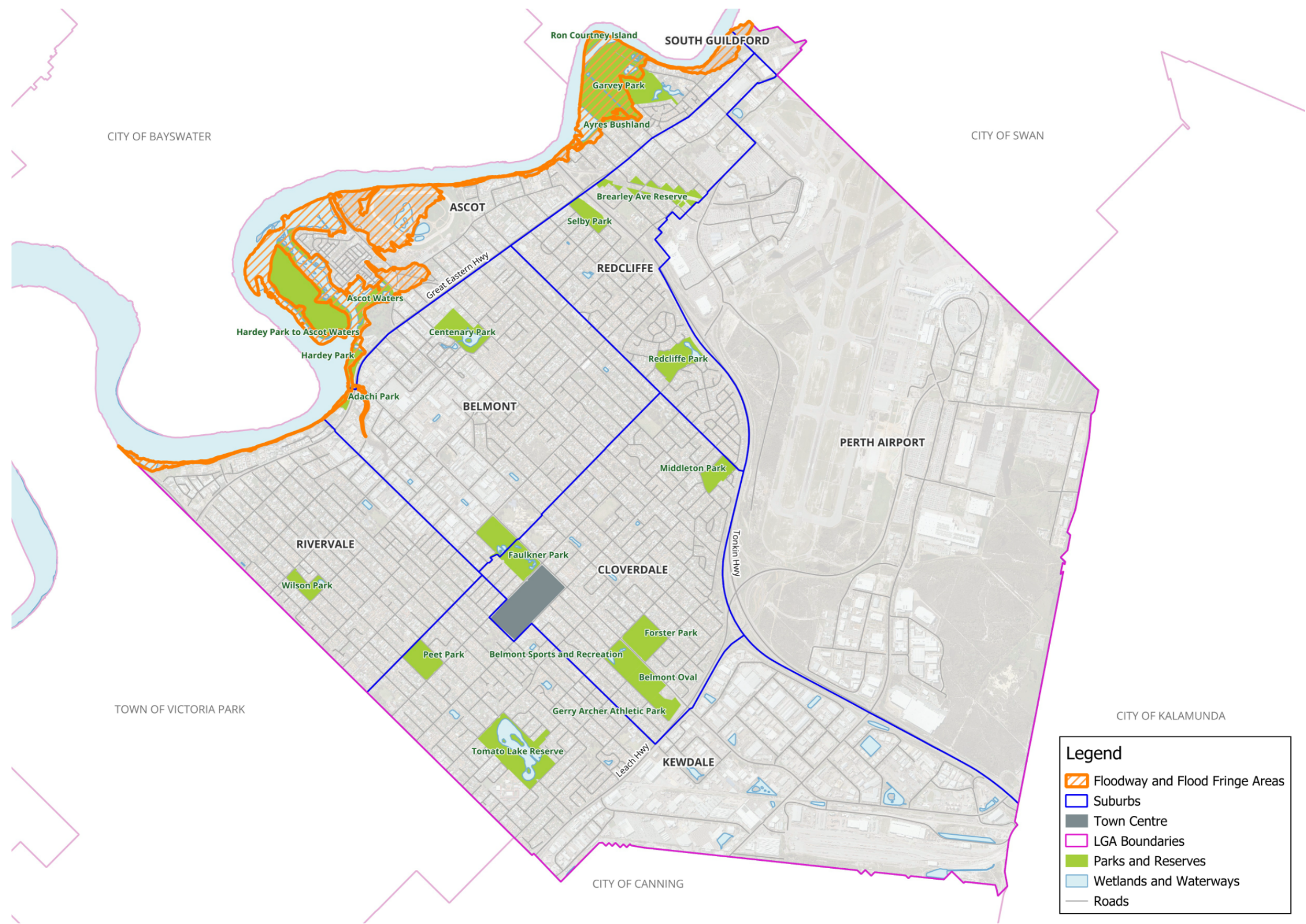


Figure 22: 100 Year Flood Level

9.4 Economy and Employment

The Strategy aims to maintain appropriate zoning to support business and employment growth while protecting these areas from incompatible land uses. With a strong locational advantage only 6 kilometres from the Perth CBD and access to major highways, the City is well-positioned for economic activity, particularly in freight and logistics.

Unlike most local governments, the City has more local jobs (52,692) than residents (43,873) (ABS, 2021). Transport, Postal and Warehousing is the largest employment sector (24%), followed by Mining (11.2%) and Retail Trade (10.4%), reflecting the area's economic diversity. The City's Gross Regional Product is nearly \$9 billion (NEIER, 2021), equating to 3% of Western Australia's GDP and reflecting strong growth, with a 38% increase in GRP compared to the WA average of 31%.

9.4.1 Specialised Activity Centres & Industry

Specialised centres play a valuable role in the City's economy, significantly contributing to both local and broader metropolitan and state economies. These centres support key industries that drive employment and economic output. An overview of these centres is provided below:

Belmont Business Park

Centrally located in the City of Belmont, the Belmont Business Park, bound by Daly Street, Fisher Street, Great Eastern Highway, and Knutsford Avenue serves as a major employment and activity hub, offering a diverse range of land uses (refer to Figure 23). It consists of approximately 800 businesses, representing 15% of all businesses within the City of Belmont.

The area is currently zoned 'Mixed Business' under LPS 15, which is not a standard model provision zone contained within the Regulations. The 'Mixed Business' zone objective provides for a variety of compatible business uses such as offices, showrooms, eating establishments and low-impact industrial activities. Additionally, buildings are required to be of a high standard of architectural design, with landscaped surroundings and limited direct access to primary roads.

Whilst still home to light industrial operations and warehouses, the area has diversified overtime to include offices and other commercial activities. There are also a several residential dwellings located within the area.

The City has a Local Planning Policy (LPP No. 10 – Residential Landuses in the Mixed Business Zone) which outlines locations on the periphery of the Belmont Business Park which may be appropriate to accommodate residential land uses. However, Single House, Grouped and Multiple Dwellings are currently an 'A' use within this zone. The ongoing appropriateness of residential uses in this zone will be further considered as part of the preparation of the new local planning scheme.

The appropriateness of rezoning the area to 'Service Commercial' will be explored through the preparation of a new local planning scheme, aligning with the Model Provisions. While this zone supports various commercial uses, it may be appropriate for additional objectives to include reference to low-scale light industrial activities. It may also be appropriate to progress an MRS Amendment to rezone the area from 'Industrial' to 'Urban'.

Additionally, the appropriateness of rezoning lots fronting Great Eastern Highway from 'Mixed Business' to 'Mixed Use' should be investigated to support a mix of commercial and residential uses. This is consistent with the approach of Perth and Peel @ 3.5 million, which

advocates for more intensive mixed-use development and higher density residential development along urban corridors.

Great Eastern Highway

Great Eastern Highway is a primary regional road which runs east to west along the northern part of the City of Belmont, intersecting the suburbs of Rivervale, Ascot, Belmont, Redcliffe and South Guilford. It is also designated as an urban corridor under Perth and Peel@3.5 Million. Land along the Highway is subject to various zonings including 'Residential,' 'Mixed Use,' 'Mixed Business,' 'Commercial,' 'Industrial,' 'Service Station,' and 'Special Development Precinct,' supporting a diverse range of land uses. To continue to encourage appropriate and compatible land uses, suitable zones and land use permissibility should be applied to land adjacent to the Highway through the preparation of a new local planning scheme.

Kewdale Industrial Area

The Kewdale Industrial Area is located between Leach Highway and Tonkin Highway (refer to Figure 24). This area occupies a significant portion of Kewdale and is positioned in the southern corner of the City, forming part of a strategic transport and logistics hub.

The Kewdale Industrial Area contains a mix of land uses such as general industry, noxious industry, offices, warehouses, and transport depots. The lots within this area are mostly zoned 'Industrial,' which is inconsistent with the Model Provisions. The 'General Industry' zone is considered more appropriate, given the area's role in freight and logistics. Additionally, some parcels within the Kewdale area include non-industrial uses and have additional use rights (A4, A13, A15, A16, and A17). The City should evaluate these existing uses and consider potential rezonings, as well as reviewing land use permissibility, to ensure continued support for the area's industrial function during the development of the new local planning scheme.

The City of Belmont, along with Kalamunda, Swan, and Canning, regularly collaborate and have commissioned reports to streamline development provisions for key industrial areas. These reports have identified inconsistencies between local planning schemes and development provisions for major industrial zones, including the Kewdale Industrial Area. Recommendations from these reports will be considered by each local government when preparing new schemes, with the aim of simplifying the planning process. These considerations will be further integrated into the preparation of Belmont's new local planning scheme.

Redcliffe Industrial Area

The Redcliffe Industrial Area is located along the eastern boundary of the City, between Great Eastern Highway, Coolgardie Avenue, and the Perth Airport (refer to Figure 25). This area includes a range of land uses, with more intensive industrial activities situated east of Ivy Street and lower-intensity uses to the west.

The Redcliffe Industrial Area is located in close proximity to existing residential development. This Strategy aims to protect industrial areas from incompatible land uses. To achieve this, appropriate zoning and land use permissibility will be considered, with careful management of transitions through zoning and development controls. This approach helps support industrial activities, maintain long-term viability, and reduce conflicts with nearby non-industrial areas.

As with the Kewdale Industrial Area, the Redcliffe Industrial Area is currently zoned 'Industrial,' which does not align with the Model Provisions. In this case, it may be more appropriate to zone land west of Ivy Street as 'Light Industry' and land to the east as

'General Industry.' To facilitate the 'General Industry' zoning, it may be appropriate to progress an MRS Amendment to rezone the area east of Ivy Street from 'Urban' to 'Industrial'.

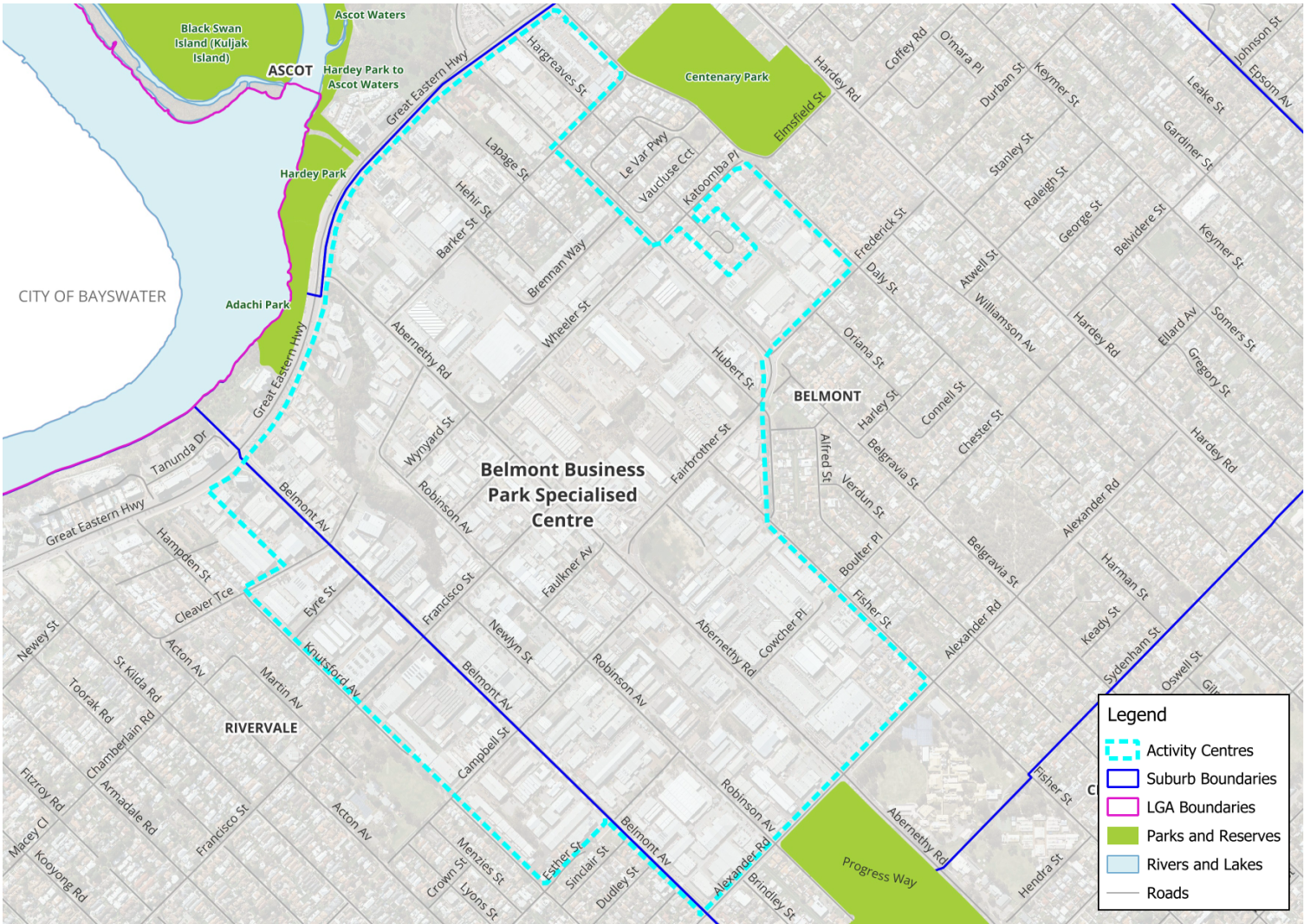


Figure 23: Belmont Business Park Location Plan

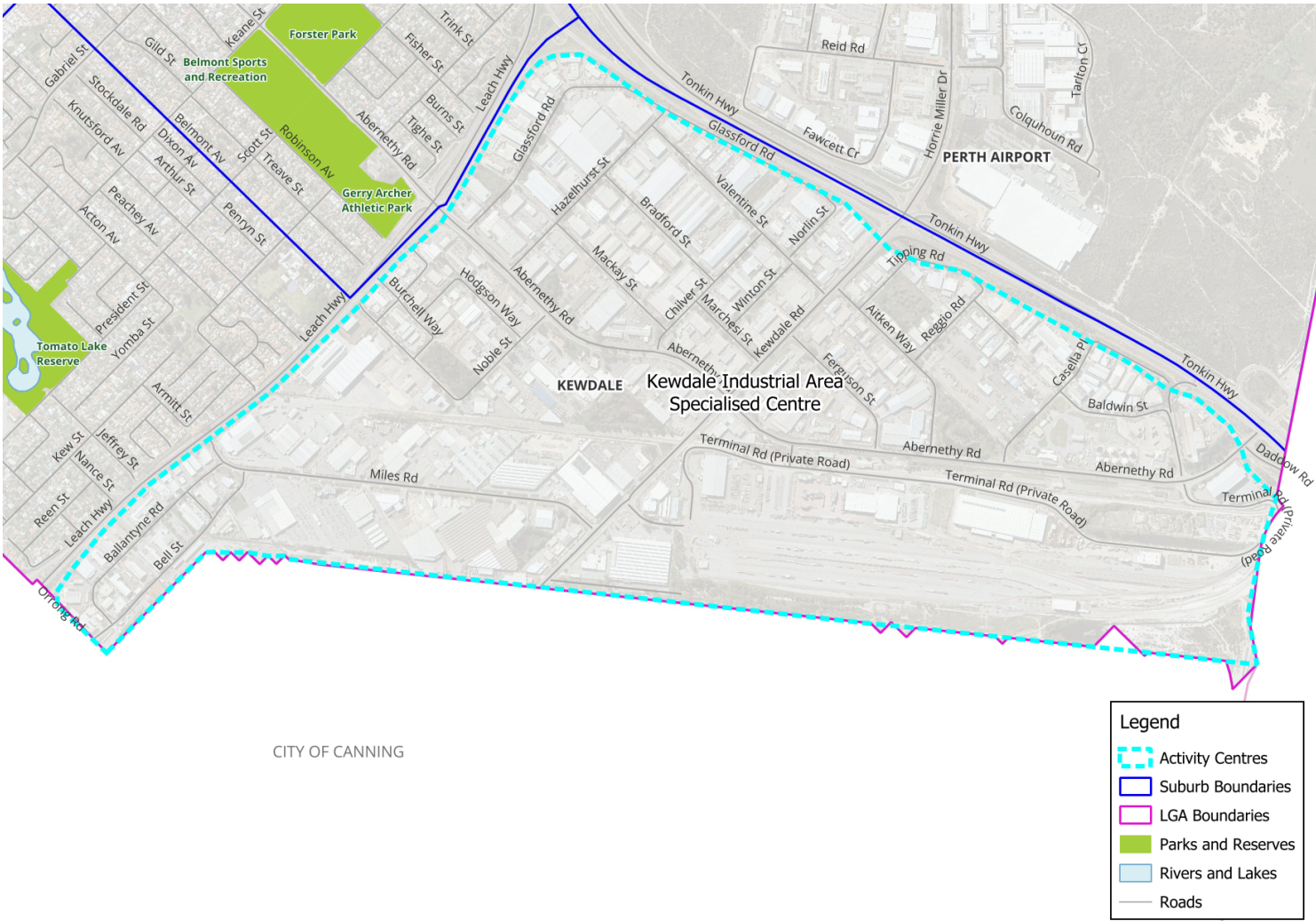


Figure 24: Kewdale Industrial Area Location Plan

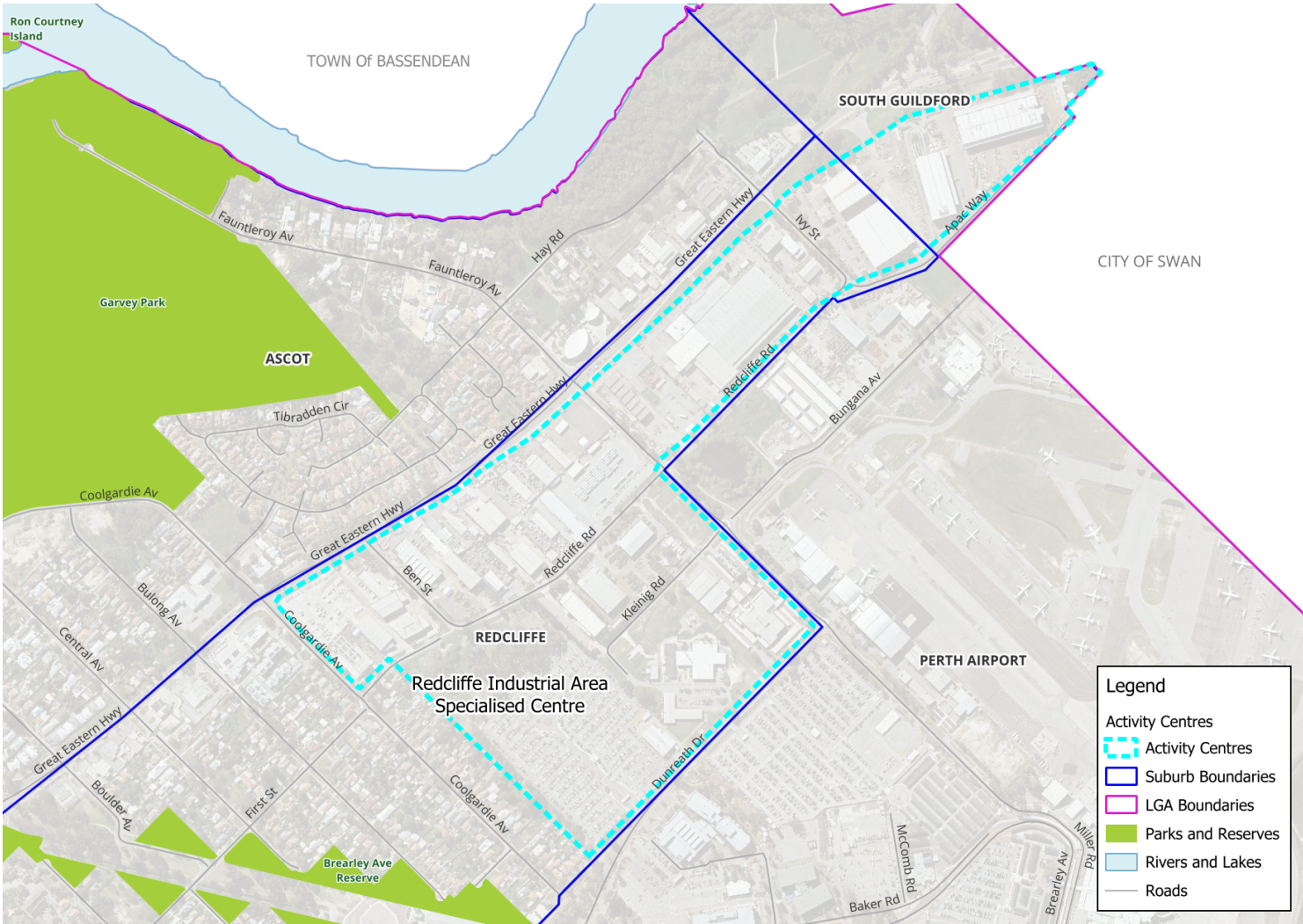


Figure 25: Redcliffe Industrial Area Location Plan

9.4.2 Tourism

The City does not have any specific tourist sites, however it considered the following sites provide local and regional tourism values:

- Perth Airport: As the primary entry point for most visitors to WA, the City of Belmont is often the first place travellers experience, even if just passing through. This offers an opportunity to establish Belmont as a key player in the metropolitan tourism market by developing destination attractions that encourage visitors to stay and explore rather than simply transit.
- Swan River Foreshores: There is potential to enhance riverfront and foreshore experiences, with a focus on partnering with Aboriginal stakeholders to explore opportunities for cultural and natural attractions.
- Great Eastern Highway: This urban corridor, with a mix of accommodation and hospitality options, presents strong economic development potential. Areas currently characterised by lower-quality or low-intensity uses could be redeveloped to maximise river views and create enhanced amenities.
- Ascot Racecourse: Ascot Racecourse attracts both local and regional visitors and serves as a major draw for the City of Belmont.
- Ruth Faulkner Library and Belmont Museum: Key venues for events and community gatherings, offering spaces for social and cultural engagement within the City.
- Recreational activities including iFLY Indoor Skydiving and go-karting strengthen the City's tourism appeal by offering experiences for both residents and visitors.

Through the preparation of the new local planning scheme, the City should ensure that zones and reserves applied to the above areas under the local planning framework are consistent with the model provisions of the Planning and Development (Local Planning Schemes) Regulations 2015. Where zones and reserves are applied, they should align with the intended use of each area. For example, it may be appropriate to apply a 'Special Purpose' or 'Recreation' reservation to Ascot Racecourse and a 'Civic and Community' reserve to the Ruth Faulkner Library and Belmont Museum, replacing the existing 'Place of Public Assembly' zone and 'Civic and Cultural' reserve. These efforts combined with policies like Local Planning Policy No. 19 – Short-Term Rental Accommodation, discussed in Section 3.3.2 of Part 1, aim to balance tourism development with community needs and sustainable housing outcomes.

9.5 Environment

The City recognises the value of protecting and conserving the natural environment. These values include those of clean air and water, landscape amenity and recreation. This strategy, the Public Open Space Sub-Strategy and the Environment and Sustainability Sub-Strategy promote the continued protection of our natural assets, most notably the Swan River and Foreshore areas, that act as our corridor, linking the Swan Coastal Plain to the Eastern Hills.

9.5.1 Natural Areas

The City contains 117 hectares of natural spaces, including remnant bushlands, waterways, wetlands and the Swan River. The Swan River runs from north-east to south-west, forming the north-western boundary of the City. With 11 kilometres of river frontage, the river foreshore remains one of the City's key natural assets.

Other natural areas of environmental significance within the City include:

- Black Swan Island (Kuljak Island)
- Garvey Park
- Severin Walk
- Centenary Park
- Signal Hill Bushland
- Tomato Lake Reserve

These areas are reserved as Parks and Recreation under either the Metropolitan Region Scheme or Local Planning Scheme and are managed by the City or the Department of Planning, Lands and Heritage. As part of a new Local Planning Scheme, an appropriate reservation for these areas will be considered.

To further preserve and enhance natural areas, promote sustainability, and mitigate environmental impacts, the City has developed an Implementation Plan to support the objectives and strategies outlined in the Environment and Sustainability Strategy. The Strategy provides a framework for sustainable environmental management and includes initiatives such as the development of a local Bushland Protection Plan and a Foreshore Management Plan. These plans aim to continue foreshore restoration programs, enhancing habitat, connectivity, and parkland amenity.

9.5.2 Climate Change/Tree Protection

Trees

Tree Preservation Orders

Trees are a valuable asset to our community, enhancing landscapes, providing weather protection, supporting habitats for flora and fauna, and contributing to a healthy, diverse natural environment that promotes community well-being and sustainability.

Under Clause 13 of the Supplemental Provisions to the Deemed Provisions in the City's Local Planning Scheme No. 15, a Tree Preservation Order offers a tool to protect trees on private land. This provision is applied when appropriate to safeguard trees of significant environmental, heritage, or cultural value that are at risk of removal.

The City's Tree Preservation Order Council Policy allows property owners to nominate trees on their land for protection, or for neighbouring landowners to nominate a tree if its canopy extends onto their property. Each nomination is assessed against criteria within the Policy and inspected by an arborist before it is considered for protection.

These provisions in the Scheme align with the Western Australian Planning Commission's (WAPC) recommended approach to tree preservation. This approach is likely to also be continued in the new local planning scheme.

Tree Planting Opportunities

The preparation of a new local planning scheme presents an opportunity to prioritise additional tree planting across the City. Currently, several parking areas within the City feature limited tree cover and landscaping. To enhance the urban environment and align with the City's sustainability objectives, it may be appropriate to introduce a planning provision that mandates the inclusion of trees in parking areas. This approach will not only improve the aesthetic quality of these spaces but also contribute to broader environmental goals, such as mitigating the urban heat island effect.

The City currently applies uniform landscaping requirements for all lot sizes (3m landscaping strip within the front setback), regardless of site area, which can limit landscaping outcomes. Therefore, the City may investigate introducing deep-soil requirements for non-residential development based on lot size, ensuring meaningful landscaping and adequate space for tree planting. Additionally, consideration should be given to developing policies or guidance, such as an information sheet on managing street trees in relation to new crossovers, to promote effective integration of tree planting within the built environment.

Sustainable design

Integrating sustainability initiatives into urban development not only mitigates environmental impacts but also helps reduce living costs by lowering energy and water consumption. Currently, the City's Local Planning Scheme mandates the incorporation of solar design principles in the design and orientation of dwellings proposed above the base density code. Several Local Planning Policies further support sustainability, addressing key areas such as energy efficiency, renewable materials, solar access, water management, vegetation, and green roof design.

As part of the development of a new Local Planning Scheme, it may be appropriate to explore opportunities to enhance sustainable design outcomes. This could include investigating the potential for development incentives when certain sustainability criteria are met or when significant trees are retained. Additionally, it may be appropriate to consider the introduction of a policy or guidance that encourages the incorporation of sustainability measures in both residential and commercial development.

It is also appropriate to continue supporting higher-density development within and around activity centres, particularly in areas near high-frequency public transport routes, such as those surrounding Redcliffe Station. This approach would help promote sustainable urban growth and reduce reliance on private cars.

9.6 Infrastructure

9.6.1 Transport Network

Public Transport

The Airport Train Line runs through the City of Belmont, featuring two stations, Redcliffe Station and Airport Central Station, that connect commuters between High Wycombe and Claremont via the Perth CBD. The Redcliffe Station precinct has been recognised as a suitable location for more intensive residential and mixed-use development. In response, the State Government initiated preparation of an Improvement Plan and Improvement Scheme in March 2023, informed by the City's draft Activity Centre Plan, to guide future subdivision and development in the area.

In addition to rail services, the City is served by several bus routes, including high-frequency options connecting key destinations within the City of Belmont and surrounding areas. Figure 26 illustrates the City's bus network.

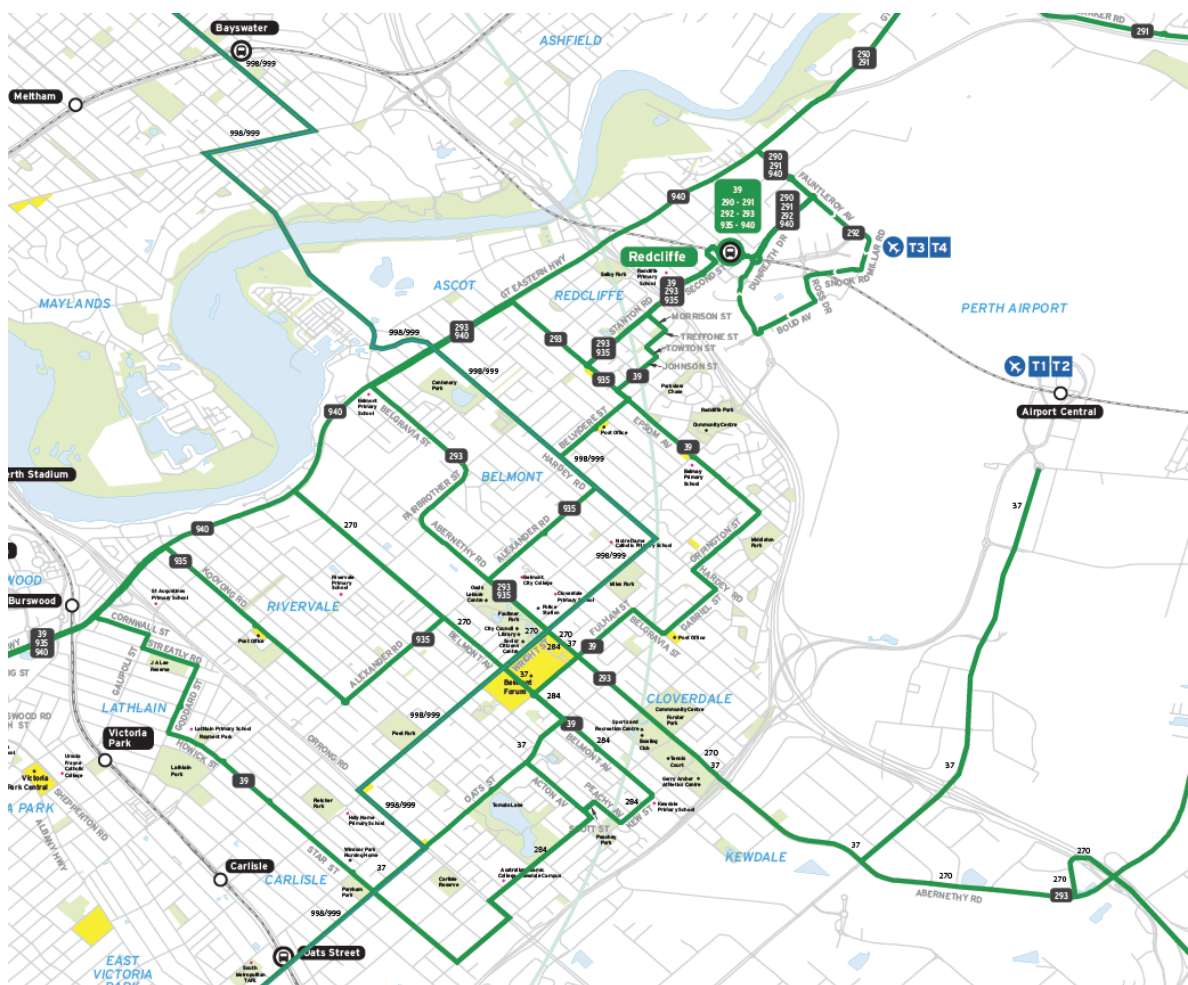


Figure 26: Public Transport Network Map

Great Eastern Highway, which benefits from high-frequency bus routes, is identified as an urban corridor in the *Perth and Peel @ 3.5 million* framework, making it well-suited for mixed-use, residential, and commercial development. To guide growth along this corridor, the City has prepared the Great Eastern Highway Urban Corridor Strategy, which will inform planning instruments and support the corridor's development into a vibrant, integrated urban area.

The City will continue to monitor development throughout the municipality and, where necessary, engage with the Public Transport Authority to assess the adequacy of public transport services.

Road Network

The City of Belmont is largely arranged in a grid pattern, interconnected by primary regional roads such as Graham Farmer Freeway, Great Eastern Highway, Leach Highway, and Tonkin Highway, along with smaller regional roads like Orrong Road, Abernethy Road, Fairbrother Street, Kewdale Road, and Belgravia Street. These roads provide major transport linkages, supporting both local and regional travel but also presenting challenges, including safety concerns for access and egress, congestion, and noise.

As part of preparing a new local planning scheme, the City will continue to minimise direct vehicle access onto primary and other regional roads to enhance road safety and traffic flow. The City will also continue to engage with and monitor the progress of the Orrong Road connect project. Through this project, Main Roads is investigating ways to improve safety, reduce congestion and enhance connectivity and liveability for people who travel along or live near Orrong Road.

At the same time, while retaining the functionality of these roads as major transport networks, there is a need to promote alternative transport modes to reduce dependency on private vehicles and improve sustainability.

Regarding traffic noise, an ongoing focus on noise mitigation measures will be important. In this respect, the City will continue to implement *State Planning Policy 5.4 – Road and Rail Noise* where required, ensuring effective noise management during the assessment of development applications.

Parking

For residential development within the City of Belmont, the standards under the Residential Design Codes are currently applied and will continue to be used.

For non-residential development, Table 2 – Car Parking Requirements of Local Planning Scheme No. 15 outlines the standards for various uses. The Department of Planning, Lands and Heritage has recently released the WA Planning Manual – Non-Residential Car Parking Rates in Perth and Peel. This guidance, approved by the WAPC, supports the review of existing non-residential parking rates in these regions and provides minimum and maximum car parking rates that can be applied in the following areas:

- Commercial and mixed-use areas in activity centres and precincts
- Service commercial zones
- Industrial zones, including light industry, general industry, strategic industry, and industrial development

The guidance aims to establish a consistent, State-wide approach to car parking to make it easier for businesses to establish. As part of preparing a new local planning scheme, the City will review its existing parking standards and apply appropriate standards with regard to the WAPC's Planning Manual.

Recent amendments to The Regulations also allow local governments to impose a condition requiring a landowner to make a payment in lieu of meeting minimum on-site parking requirements. This is subject to a payment in lieu of parking plan that sets out the purposes for which the funds will be used. Through the preparation of a new local planning scheme, the City should investigate the appropriateness of preparing a payment in lieu of parking plan for Belmont.

Walking and Cycling

The walking and cycling network within the City is shown in Figure 27 and Figure 28.

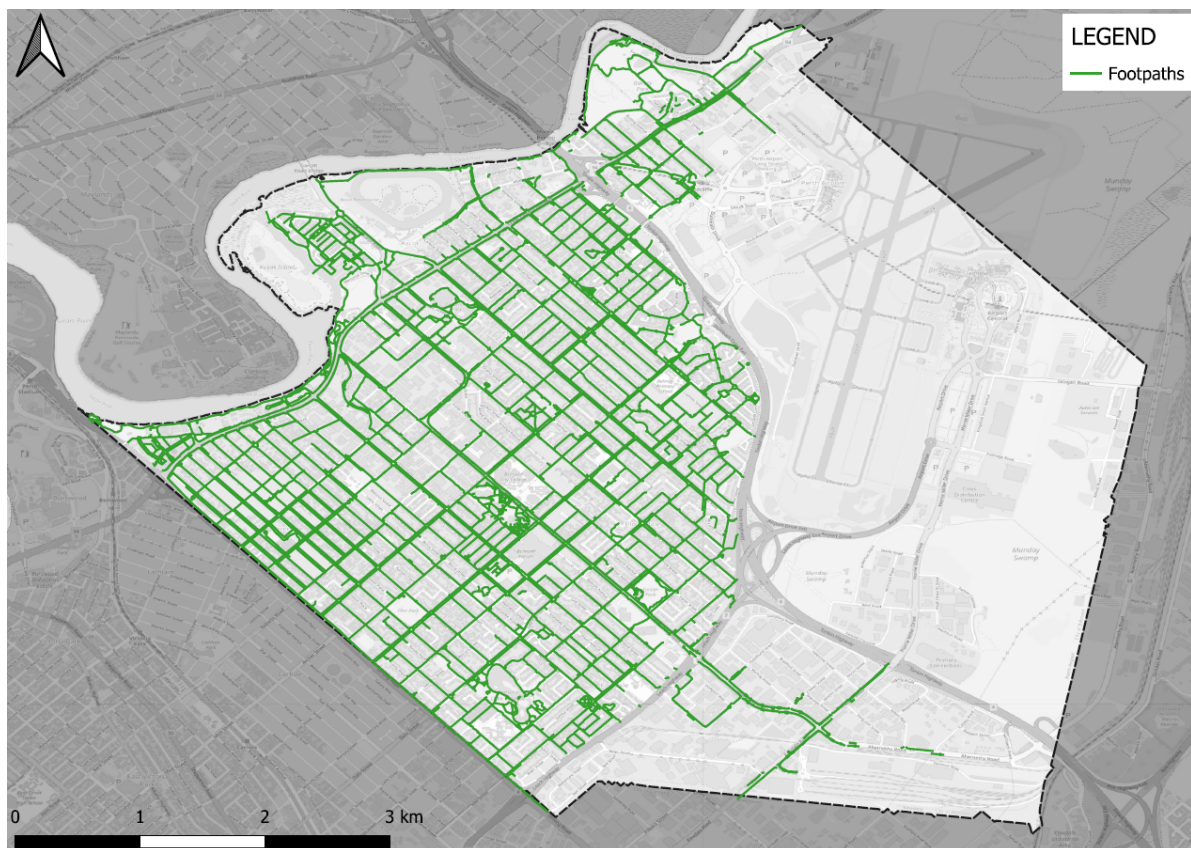


Figure 27: Walking Network

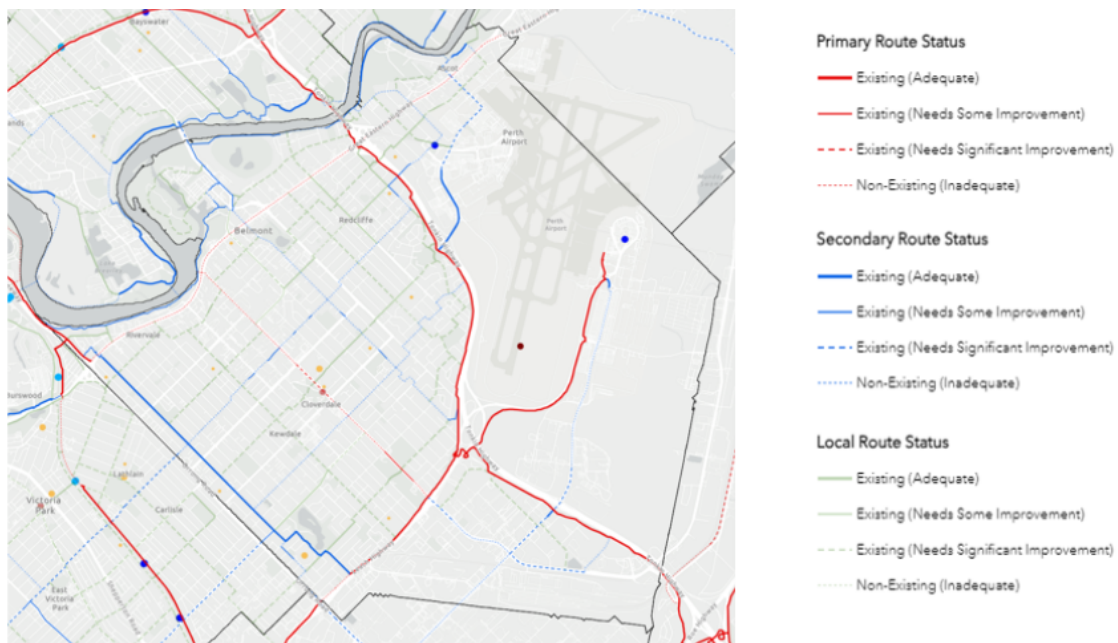


Figure 28: Cycling Network

This shows an extensive cycling network which includes principle shared paths, local bicycle friendly routes, other shared paths and safe active streets.

Additionally, the Great Eastern Highway Urban Corridor Strategy aims to promote safe, direct and convenient access for pedestrians and cyclists. The Strategy proposes a principle shared path on the northern side of Great Eastern Highway (Figure 28), providing a direct route for pedestrians and cyclists. Currently, Great Eastern Highway only contains on-road cycle lanes from Graham Farmer Freeway to the Tonkin Highway, which are rarely used due to the volume and speed of passing traffic.

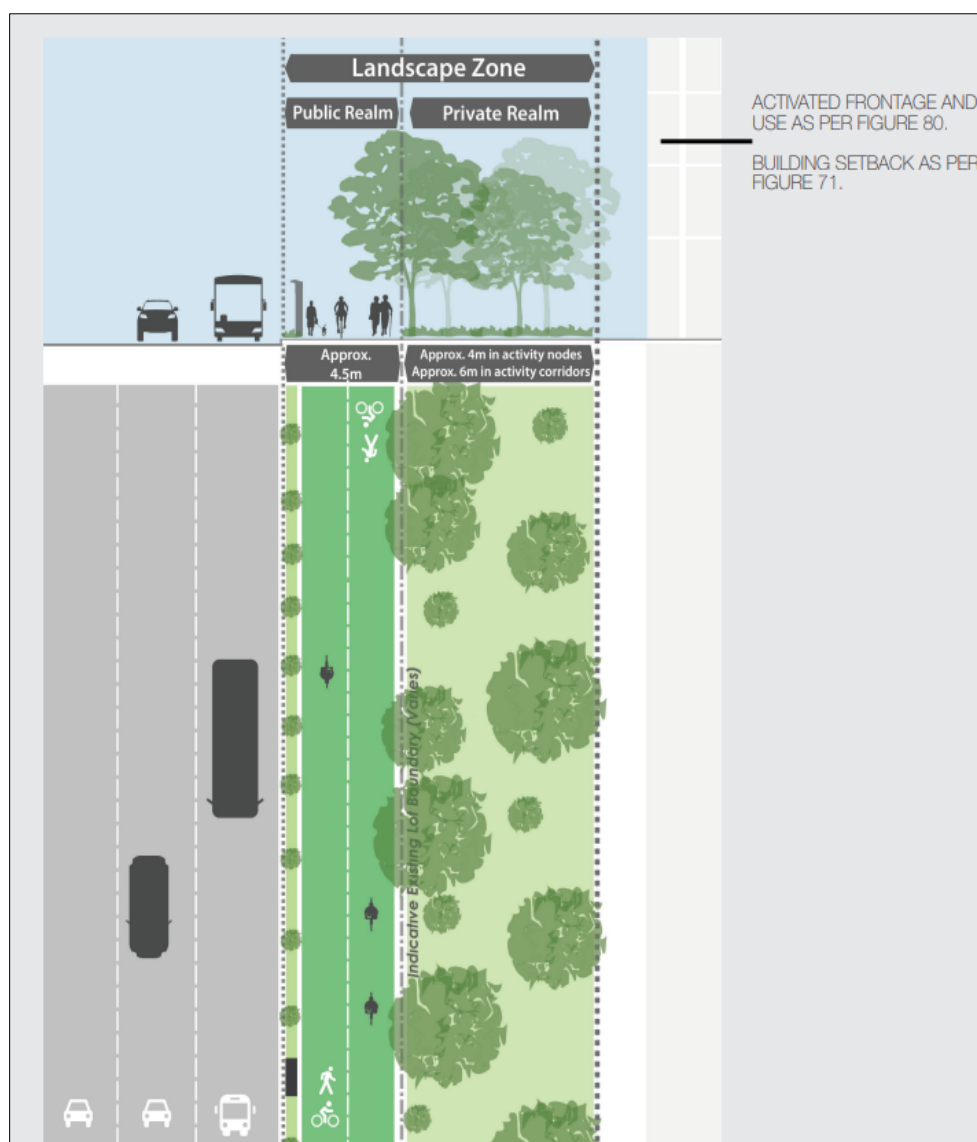


Figure 29: Potential principle shared path

9.6.2 Airports and Aviation

Perth Airport, spanning 2,105 hectares in the City of Belmont, is Western Australia's primary domestic and international airport, playing a vital role in the State's economy. Perth Airport is reserved under the Metropolitan Region Scheme (MRS) as 'Public Purpose – Commonwealth Government.'

While the airport seeks to accommodate a range of uses, including hotels, fast food outlets, car washes, and bulky goods showrooms, it is important that these developments do not interfere with the airport's primary function as Perth's gateway to the world. Therefore, the City should continue to liaise with Perth Airport regarding future airport developments and ensure these are consistent with the Perth Airport Masterplan.

A portion falls under Development Area 6 in Local Planning Scheme No. 15, requiring a structure plan for subdivision or development. The need for this requirement will be reviewed as part of the new local planning scheme, considering recent developments and the State's Improvement Scheme, which does not apply to this area.

Additionally, to protect airspace and flight paths associated with Perth Airport, while minimising the impact of airport operations on communities, the City will investigate and appropriate mechanism or provisions within the new local planning scheme.

9.6.3 Telecommunications

The City's current Local Planning Scheme designates telecommunications infrastructure as 'P' (permitted) in all zones and does not provide specific guidance for their design. Recognising the potential amenity impacts that telecommunications infrastructure can have, the City should, through the preparation of a new Local Planning Scheme, investigate the appropriateness of encouraging this use in the industrial areas by designating it as 'P' in those zones. The permissibility in other zones will be further investigated through the preparation of a new local planning scheme. In zones where telecommunications infrastructure is designated as 'P,' the scheme should provide clear guidance on development approval exemptions and ensure alignment with State Planning Policy 5.2 – Telecommunications Infrastructure.

This approach is consistent with SPP 5.2, which advises that local governments should not outright prohibit telecommunications infrastructure across the entire scheme area. By focusing the land use in the industrial zones, the City can manage potential amenity impacts more effectively.

9.6.4 Servicing

Sewerage

The City of Belmont is predominantly serviced by a reticulated sewerage system, covering most residential and commercial areas. However, there are significant gaps within industrial zones.

In the Kewdale industrial area, large sections remain unsewered, restricting future development. Properties in unsewered areas must rely on onsite septic tanks, which consume

substantial land area, limiting effective land utilisation and reducing overall development potential.

In the Redcliffe Area, most properties are connected to the reticulated sewerage network. However, a portion of land adjacent to Redcliffe Road, is not provided with this infrastructure. In Ascot, land within the Development Area 9 precinct (except for 101 Fauntleroy Avenue) is not serviced by reticulated sewerage. This includes adjacent 'Mixed Use' zoned land fronting Great Eastern Highway. Developers of properties in these unsewered sections are responsible for connecting to the reticulated sewerage system in alignment with State policy.

The City will review the appropriateness of carrying forward clause 4.7.2 provisions relating to sewerage requirements for residential development as part of the preparation of a new local planning scheme.

Drainage and stormwater management

The City of Belmont operates a robust drainage network with over 10,219 stormwater pits, 216.38 km of pipes, 42 sumps/ detention basins and 24 pollutant traps valued at approximately \$109 million, designed to manage up to 1-in-20-year storm events. However, challenges such as high-water tables, clay soils, and increased impervious surfaces from urbanisation necessitate ongoing upgrades to maintain and enhance its functionality. Upgrades across Belmont, such as retrofitting drainage systems with water sensitive urban design and installing gross pollutant traps, actively improve stormwater quality and reduce pollutants entering the Swan River. Transforming drainage corridors into living streams and converting underutilised land, such as drainage basins, into dual-use spaces for recreation and stormwater management are also key priorities.

Power

Most of the City is serviced by above-ground power infrastructure. While this system is functional, it presents challenges in terms of maintenance, streetscape aesthetics, and public safety. A key focus for the City is the undergrounding of power lines in selected areas. This initiative aims to improve streetscape aesthetics, enhance public safety, and reduce the maintenance costs associated with overhead infrastructure. In addition, the City is committed to sustainable energy practices. Solar photovoltaic systems have been installed on several City-owned buildings, and retrofitting efforts, such as transitioning to LED lighting continue to reduce emissions and energy consumption.

Gas

The City of Belmont is generally serviced by a network of Medium and/or Low pressure reticulated gas pipelines, ensuring a reliable and efficient energy supply for residential, commercial, and industrial areas. Medium-pressure gas mains (70kPa) run along most roads in the Golden Gateway area, while the Perth Airport precinct is supported by a high-pressure gas network operating at 1900kPa to meet its substantial energy demands.

Future improvements to the network will be guided by the demands of redevelopment and urban growth, particularly in key areas such as Golden Gateway and the Redcliffe Station Precinct. These upgrades will ensure the gas infrastructure continues to meet increasing capacity requirements. By coordinating closely with ATCO Gas and other utility providers, the City will ensure the gas network remains robust and adaptable to support future development needs efficiently.

10Appendix

Appendix 1 – City of Belmont Local Housing Strategy

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Local Housing Strategy

Part 1

Acknowledgement of Country

“The City of Belmont acknowledges the Noongar Whadjuk people as the Traditional Owners of this land and we pay our respects to Elders past, present and emerging. We further acknowledge their cultural heritage, beliefs, connection and relationship with this land which continues today.

We acknowledge all Aboriginal and Torres Strait Islander peoples living within the City of Belmont.”

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 hard copy both in large and standard print and in other formats as requested.

Executive Summary

A Local Housing Strategy guides the development of housing across a local government area and aims to facilitate housing choices that meet the needs of both existing and future residents.

The City adopted its existing Local Housing Strategy in 2011. This Strategy informed the inclusion of various provisions within Local Planning Scheme No. 15 (LPS 15), which have guided residential development and subdivision across the City of Belmont.

There have since been changes in population, housing needs and the economy. This Strategy outlines several aspects that need to be considered when planning for the delivery of future housing for our growing population. These include:

- State Government Infill Dwelling Targets

Whilst the City has met the State's minimum infill housing targets to date, this is largely due to development within The Springs precinct. It will be important for the City to continue to provide a diverse range of housing in areas close to activity centres, Redcliffe Station and Great Eastern Highway.

- Housing Diversity

Through a review of future housing needs and demographics, it has become apparent that the City has a large discrepancy between dwelling size and household composition. Through this Strategy, the City aims to facilitate the delivery of a diverse range of dwelling types.

- Transition between development at different densities

More intensive development is currently provided for adjacent to Great Eastern Highway and surrounding the City's activity centres. To facilitate an appropriate interface to adjacent lower density residential development, this Strategy will investigate appropriate transition areas.

- Sustainability

Sustainability initiatives have become a key aspect of high-quality developments. This Strategy considers ways in which sustainability initiatives could be encouraged and facilitated within developments across the City.

- Development Provisions

The City's Local Planning Scheme currently contains various provisions which need to be met to develop. These provisions have meant that several lots subject to higher density codes cannot be developed, particularly those with frontage less than 16m.

These provisions also pre-date modifications to the Residential Design Codes (R-Codes). Therefore, some of these may be adequately covered by the R-Codes and no longer needed within the local planning scheme.

Attachment 12.1.2 Local Housing Strategy

The Local Housing Strategy is the first step in the process of reviewing subdivision potential and housing opportunities within the City. Any recommendations explored through the Local Housing Strategy will be implemented through a new Local Planning Scheme which will ultimately be approved by the Minister for Planning. The timing of this is dependent on the finalisation of the Local Housing Strategy, Great Eastern Highway Urban Corridor Strategy and overarching Local Planning Strategy.

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1 Introduction

The City of Belmont Local Housing Strategy (the Strategy) establishes a strategic framework to guide the City's future housing needs. The Strategy has been formed following a review of the current strategic planning context, demographic and housing trends, and the City's existing statutory planning framework.

This Local Housing Strategy will replace the City's 2011 Local Housing Strategy and has a guidance timeframe of approximately 10 to 15 years after which it is expected to be reviewed.

The City's Local Planning Scheme remains the primary planning instrument for planning and development control.

1.1 Structure

The Strategy is presented in two parts as detailed below.

Part 1

Part one of the Strategy contains:

- An Introduction;
- A vision, objectives and strategies;
- An overview of the planning and strategic context;
- An analysis of demographic and housing trends;
- An overview and assessment of key housing implications; and
- An overview of the local planning scheme review community engagement.

Part 2

Part two of the Strategy focuses on individual areas, containing:

- An analysis of housing within each of the City's suburbs, and cross-suburb focus areas;
- An analysis of City-wide housing initiatives; and
- Accompanying actions.

2 Study Area

The City of Belmont covers an area of approximately 40 square kilometres and is located 5.5 kilometres from the Perth Central Business District. The City contains seven suburbs being Ascot, Belmont, Rivervale, Cloverdale, Kewdale, Redcliffe and a portion of South Guildford (**Figure 1**).



Figure 1: City of Belmont Local Government Area

The City of Belmont is bound by the Swan River, Orrong Road, the Kewdale Freight Terminal and Perth Airport (Figure 2).

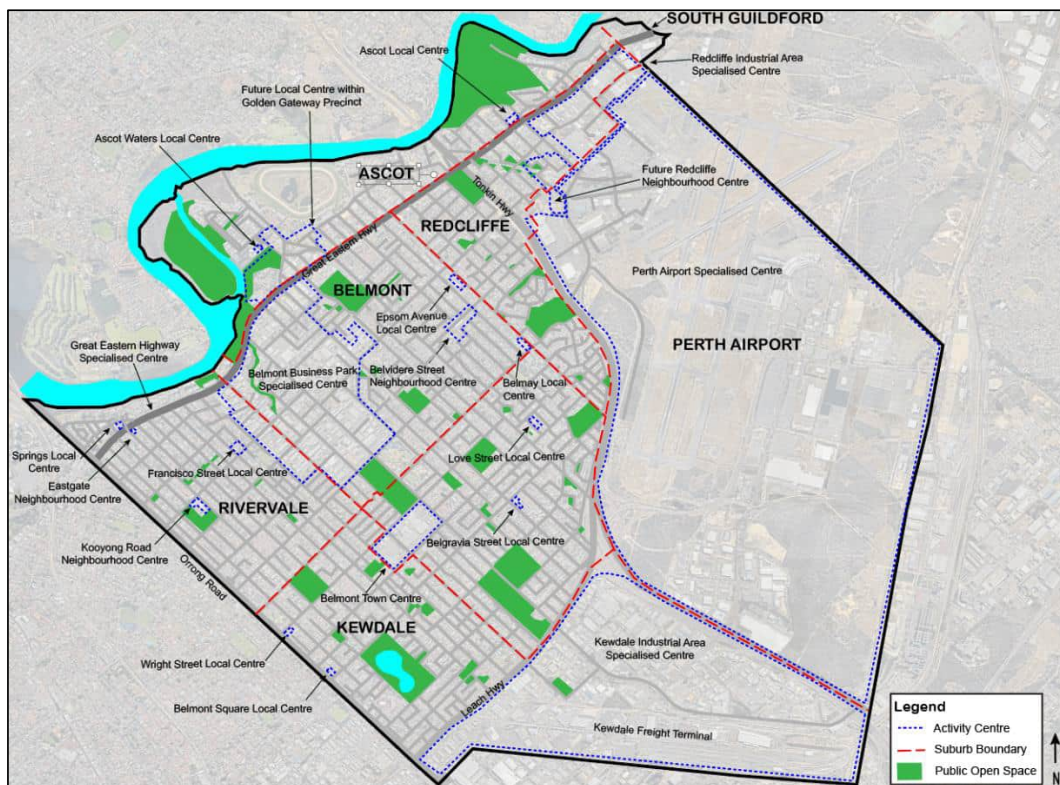


Figure 2 – City of Belmont Locality Map

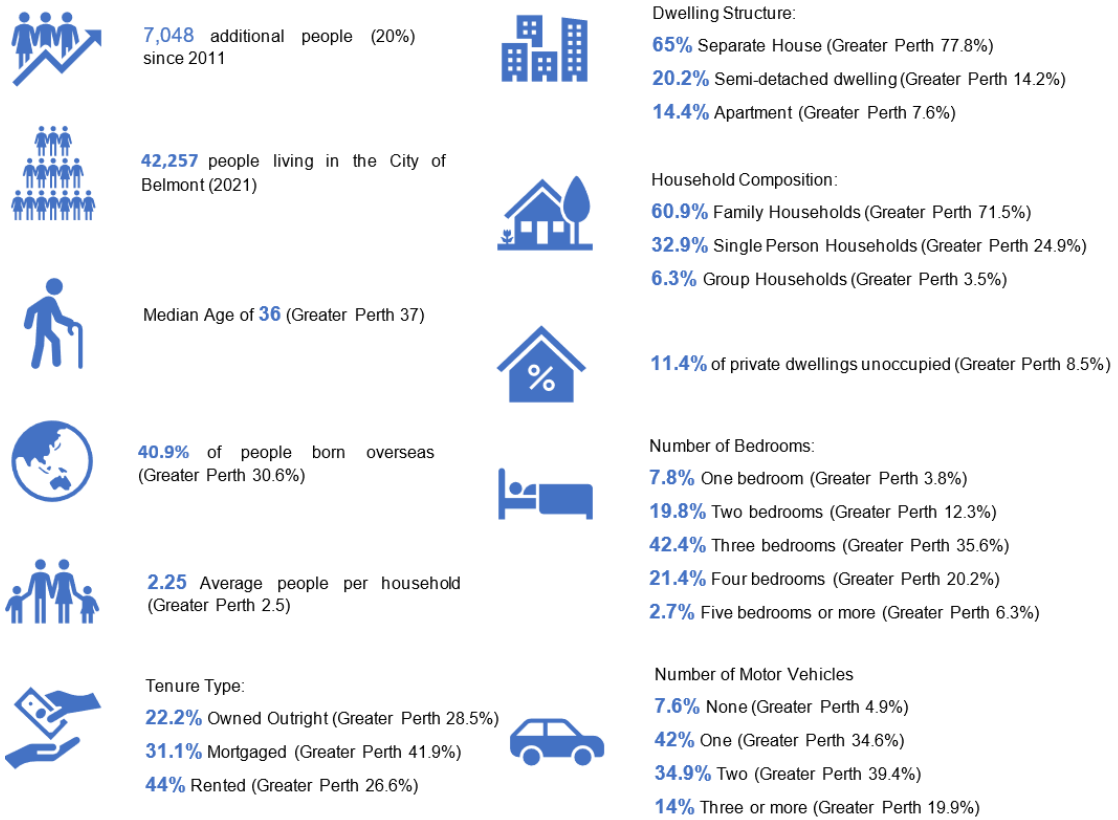
This Strategy will address all land that can accommodate housing within the City of Belmont.

2.1 Snapshot

A snapshot of the City's key population and housing statistics is included below. A further review of these statistics is analysed later in this document.

Data to inform the findings of this Strategy have been taken from two primary resources being Informed Decisions (Profile Id and Forecast Id) and the Australian Bureau of Statistics.

Attachment 12.1.2 Local Housing Strategy



Source: 2021 Census – Australian Bureau of Statistics and Profile id - .id community

3 Vision, Objectives and Strategies

3.1 Vision

The City of Belmont will facilitate the creation of diverse, sustainable and functional dwellings which meet the needs of our diverse and growing community, whilst retaining and improving the character, amenity and liveability of established urban areas.

3.2 Objectives

The key objectives of the Local Housing Strategy are to:

- Provide a long-term strategic direction for residential development across the City of Belmont.
- Promote a diverse range of housing options that accommodate varying income levels and household types to address the current and future requirements of our diverse and growing population.
- Foster innovative infill development in suitable areas.
- Promote development which respects heritage values and the character of existing neighbourhoods.
- Facilitate and encourage sustainable growth.

The key objectives of the Local Housing Strategy will be achieved through the specific strategies and associated actions as detailed below and included in Part 2 of this Strategy.

3.3 Strategies

Planning Framework

1. Facilitate the delivery of a contemporary planning framework which meets the needs of the community.
2. Protect residential development from inappropriate land uses and conversely protect non-residential land uses from encroachment of residential development.
3. Apply appropriate zonings and density codes to land in close proximity to transport corridors and activity centres.

Housing Diversity

4. Facilitate ongoing housing choice for the existing and future community which responds to discrepancies between dwelling size and household composition.
5. Encourage development of underutilised 'Urban' zoned land.

6. Balance the delivery of sufficient permanent housing supply with short-term rental accommodation.

Built Form

7. Facilitate medium and high-density infill development which is of a high-quality and positively contributes to the streetscape.
8. Facilitate the preservation of properties which contain significant heritage values.
9. Facilitate development overlooking public open spaces to provide surveillance and amenity for residents.

Sustainability

10. Encourage sustainable design principles to be incorporated into developments.
11. Facilitate higher density development near high frequency public transport stops and stations with an aim to reduce private vehicle reliance.
12. Through land use planning and development controls, consider the impact of future development on the environment, including potential offsite environmental impacts.

4 Actions and Implementation

4.1 Actions

This Strategy has designated a range of actions, aimed at achieving the objectives and strategies listed above. Actions are detailed within Part 2, along with more detailed analysis.

4.2 Implementation

Actions within this Local Housing Strategy are intended to guide the future direction of the City's residential development. The majority of these actions will be investigated through the preparation of the City's new local planning scheme.

5 Monitoring and Review

Monitoring of the Strategy will be managed through the continued operational reporting of the Corporate Business Plan.

This Strategy will be reviewed periodically to ensure that the objectives, strategies and actions are implemented. A formal review should be undertaken prior to the five-year review period for the City's local planning scheme, as set out by the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations) Regulations.

6 Planning and Strategic Context

This Strategy has been prepared having due regard to the principles and objectives contained within a range of State planning documents as outlined in Figure 3 below, in addition to the City's Strategic Community Plan.

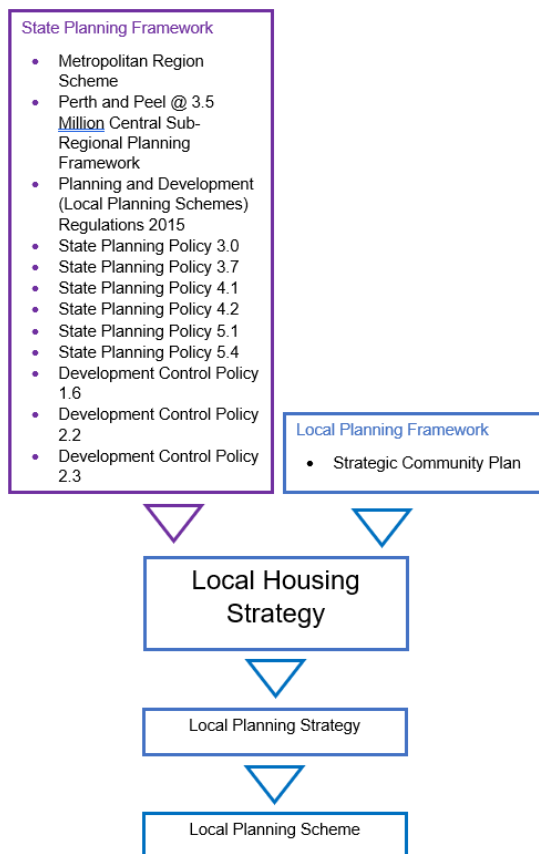


Figure 3: Planning and Strategic Context

An overview of these key documents and their relevance to this Local Housing Strategy is provided in the following section.

6.1 State Planning Context

6.1.1 Perth and Peel @ 3.5 million: Central Sub-regional Planning Framework

The Perth and Peel @ 3.5 million suite of documents provides guidance on future land use planning and infrastructure provision. The document divides Perth and Peel into four sub-regions. The City of Belmont is located within the Central Sub-Region as can be seen in **Figure 4**.



Figure 4: Map of the Central Sub Region (Department of Planning, Lands and Heritage, 2024)

The document aims to facilitate a more consolidated urban form for the Perth and Peel region in order to accommodate projected population growth, as opposed to relying on new greenfield developments. To achieve this, the document contains ten urban consolidation principles, including focusing higher density residential development within and along urban transport corridors, station precincts and activity centres. The document also aims to protect key employment areas (industrial areas) from residential encroachment.

Infill housing targets for each local government area are contained within the document, with Belmont's shown in **Table 1** below. The City's progress towards meeting the targets set by Perth and Peel @ 3.5 Million will be discussed later in this Strategy.

Local Government	2011-2016	2016-21	2021-26	2026-31	Total 2031	Post 2031	Total
Belmont	1,860	1,410	1,560	1,270	6,100	4,310	10,410

Table 1: Additional Urban Infill Housing Targets by Local Government (Dwellings)

Relevance to the City of Belmont:

- The City's Activity Centre Planning Strategy, Great Eastern Highway Urban Corridor Strategy and Golden Gateway Structure Plan, in addition to the State's Redcliffe Station Precinct Improvement Scheme guide and facilitate higher density residential development within and surrounding activity centres, Redcliffe Station and Great Eastern Highway.

6.1.2 Metropolitan Region Scheme

The Metropolitan Region Scheme (MRS) is a statutory planning tool that designates zones which provide for various forms of development and reserves for public open space, environmental protection, schools and regional roads. Local government planning is required to align with the broad zones and reserves designated under the MRS.

Relevance to the City of Belmont:

- The City of Belmont is located within the metropolitan area and the new Local Planning Scheme should align with the Metropolitan Region Scheme Map.

6.1.3 Planning and Development (Local Planning Schemes) Regulations 2015

The *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations) are responsible for governing the way in which local planning strategies and local planning schemes are prepared. There are two Schedules which comprise the Regulations:

Schedule 1 – Model provisions sets out the standard local planning scheme provisions, zones, zone objectives and land use definitions.

Schedule 2 – Deemed provisions sets out the procedures relating to the preparation of planning instruments and assessment of development applications, as well as development approval exemptions.

Relevance to the City of Belmont:

- The City will have regard for the Model Provisions when preparing the new Local Planning Scheme.

6.1.4 State Planning Policies

3.0 Urban Growth and Settlement

State Planning Policy 3.0 – *Urban Growth and Settlement* (SPP 3.0) sets out considerations and guidelines for the development and growth of Western Australia's urban areas. The objectives of the Policy are broadly as follows:

- Promote sustainable, well-planned settlement patterns across the State;
- Improve the level of amenity, services and infrastructure in established communities;
- Management of urban growth and development in response to social and economic challenges;
- and

- Promote sustainable development which reduces energy, water and travel demand, whilst ensuring liveability of neighbourhoods, e.g. safe and convenient access to transport, employment and services.

Relevance to the City of Belmont:

- In preparing this Strategy the principles and objectives of State Planning Policy 3.0 have been considered and appropriate actions recommended accordingly.

3.6 Infrastructure Contributions

State Planning Policy 3.6 – *Infrastructure Contributions* (SPP 3.6) sets out the principles and considerations that apply to development contributions for infrastructure in new and established urban areas. This Policy is implemented through local planning schemes and improvement schemes alongside subdivision and development proposals. When assessing the appropriateness of infrastructure contributions, decision makers are obligated to contemplate six fundamental principles including; need and nexus, transparency, equity, certainty, consistency, and accountability.

Relevance to the City of Belmont:

- There is currently only one Development Contribution Plan (DCP) in effect within The Springs Special Development Precinct.
- This DCP generally conforms to SPP 3.6 Infrastructure Contributions. However, the DCP will be reviewed as part of the preparation of a new Local Planning Scheme.

3.7 Planning in Bushfire Prone Areas

State Planning Policy 3.7 – *Planning in Bushfire Prone Areas* (SPP 3.7) outlines the land use planning principles and bushfire risk mitigation measures to be incorporated into strategic planning documents. The key objectives of the Policy are to avoid increased bushfire threat to people and reduce vulnerability to bushfire.

Relevance to the City of Belmont:

- The City has a number of sites that are designated as bushfire prone by the Department of Fire and Emergency Services Bushfire Prone Mapping.
- Large areas of the Perth Airport Estate, along Tonkin Highway and the Swan River Foreshore are located within the bushfire prone area.
- Development of this land is subject to additional considerations as outlined in SPP 3.7.
- This will be further discussed in section 8.7.1 of this strategy.

4.1 Industrial Interface

State Planning Policy 4.1 – *Industrial Interface* (SPP 4.1) provides guidance for the planning of industrial zones and uses. The Policy also provides information regarding the transition between land zoned for industrial purpose and more sensitive land uses. The objectives of the Policy are as follows:

- Ensure that industrial land use impacts are considered throughout the planning process;

Attachment 12.1.2 Local Housing Strategy

- Separate industrial land uses from incompatible land uses in order to protect the operational capacity of industrial areas, and avoid potential impacts on health, amenity and the environment; and
- Plan for the transition between industrial and sensitive land uses.

Relevance to the City of Belmont:

- SPP 4.1 has implications for the City's planning framework in relation to Redcliffe Industrial Area. Portions of this industrial area abut and are in close proximity to residential land.
- The implications of SPP 4.1 will be further discussed in Part 2 of the Strategy.

4.2 Activity Centres

State Planning Policy 4.2 – *Activity Centres* (SPP 4.2) provides guidance on the form and function of activity centres across the Perth and Peel region.

A key objective of SPP 4.2, is that activity centres should be a focus for well-designed medium and higher density residential and mixed use development.

The Policy sets out residential density targets per gross urban zone hectare within the walkable catchment, as follows:

- Secondary Centres (i.e. Belmont Town Centre) – 25 dwellings per urban zone hectare within a 400 metre walkable catchment and 40 dwellings per urban zone hectare within 800m-1200m.
- Neighbourhood Centres (e.g. Eastgate Neighbourhood Centre) – 25 dwellings per urban zone hectare within a 200m catchment.
- Local Centres (e.g. Love Street Local Centre) – 25 dwellings per urban zone hectare within a 200m catchment.

Relevance to the City of Belmont:

- There are a number of activity centres within the City of Belmont, which are further discussed in focus areas within Part 2 of the Strategy.
- This Strategy is to be read in conjunction with the Activity Centre Planning Strategy, which sets out the classification and hierarchy of the City's activity centres and makes recommendations on investigating appropriate zoning and density coding's.

5.1 Land use planning in the vicinity of Perth Airport

State Planning Policy 5.1 – *Land Use Planning in the Vicinity of Perth Airport* (SPP 5.1) provides a basis for assessing the suitability of land uses near Perth Airport, considering their sensitivity to aircraft noise.

Relevance to the City of Belmont:

- There are areas of land within the City of Belmont which are affected by aircraft noise and building height restrictions. This has implications for this Strategy, particularly regarding

zoning, density, permissibility and development requirements. These aspects will be discussed further in Part 2 of this Strategy.

5.4 Road and Rail noise

State Planning Policy 5.4 – *Road and Rail Noise* (SPP 5.4) addresses the impact of transport noise on sensitive land uses in the vicinity of key road and rail infrastructure, whilst also ensuring the future operations of these transport corridors. The Policy establishes noise targets that new developments and new or upgraded roads and railways should meet.

Relevance to the City of Belmont:

- Land within the City of Belmont is affected by traffic noise from the following key roads:
 - Graham Farmer Freeway/Orrong Road
 - Great Eastern Highway
 - Tonkin Highway
 - Leach Highway
 - Abernethy Road/Fairbrother Street/Belgravia Street
 - Redcliffe Station and associated train line
 - Kewdale Freight Railway
- The principles and objectives of SPP 5.4 and the implications for land affected by transport noise are considered further in Part 2 of this Strategy.

7.3 Residential Design Codes Volume 1 and Volume 2

State Planning Policy 7.3 (SPP 7.3)– Residential Design Codes Volume 1 and Volume 2 (R-Codes) establish the framework for regulating residential development across Western Australia

Relevance to the City of Belmont:

- Residential development across the City is guided by SPP 7.3. The relationship of the local planning framework with the current R-Codes will be discussed within Part 2 of the Strategy.

6.1.5 Development Control Policies

1.6 – Planning to Support Transit Use and Transit Orientated Development

Development Control Policy 1.6 (DC1.6) aims to address the growing need for sustainable transportation alternatives to private vehicles. The Policy defines Transit-Oriented Development (TOD) as a concept that focuses on the accessibility and use of transit facilities in relation to a specific "threshold" for walking. The threshold for rail stations, transit interchanges, or major bus transfer stations or terminals is set at 10-15 minutes of walking or an 800m distance, while the threshold for bus routes with multiple high-frequency services of 15 minutes or less during peak periods is set at 5-7 minutes of walking or a 400m distance.

DC1.6 outlines the importance of TOD in improving community accessibility to essential services, employment opportunities, and recreational facilities. Local governments are encouraged to prioritise efficient public transport services and enhance transit corridors by creating places that are both

destinations and points of departure. The Policy advocates for higher-density residential development and mixed-use TOD precincts. Overall, DC1.6 seeks to promote sustainable transportation alternatives and support the development of liveable, accessible, and vibrant communities.

Relevance to the City of Belmont:

- This Strategy has regard to DC 1.6. Accordingly, the City has and will continue to facilitate higher density development in locations that are well serviced by public transport, such as along Great Eastern Highway and surrounding Redcliffe Train Station.

2.3 – Public Open Space in Residential Areas

Development Control Policy 2.3 – Public Open Space in Residential Areas (DC 2.3) establishes the requirements for public open space (POS) to be provided in residential areas. The objectives of the Policy seek to ensure all residential developments in Western Australia area provided with adequate and accessible public open space that increases the amenity of the area and provides for the recreational needs of the local residents.

Relevance to the City of Belmont:

- This Strategy encompasses an overview and evaluation of public open space provisions in each suburb, accompanied by actions contained with the City's Public Open Space Strategy.

6.2 Local Framework

6.2.1 City of Belmont Strategic Community Plan 2020-2040

The City of Belmont Strategic Community Plan (SCP) for 2024-2034 was developed through a wide array of community consultation.

The community consultation also resulted in the development of five overarching key performance areas. A summary of these is included below.

People

People covers all aspects of community health and wellbeing, from youth and senior services, to access and inclusion, sport and recreation, culture and the arts, community safety, responsible pet ownership, and volunteering.

Planet

Planet covers all aspects of the environment and sustainability, from the river foreshore and nature reserves to waste and energy management, water conservation, tree planting, and ranger services.

Place

Place covers the built form, from urban planning and building services, to housing, streetscapes, roads, footpaths, parks, playgrounds, community buildings, toilets, parking and transport.

Prosperity

Prosperity covers all aspects of economic development, place activation, business support services, education and life-long learning, and library services.

Performance

Performance covers all aspects of leadership and governance, from financial sustainability, risk management, human resources and fleet management, to community engagement, communications and customer service.

Relevance to the Local Housing Strategy:

With a comprehensive vision for Belmont, and five overarching key performance areas, this document provides guidance to addressing the needs of the community. These principles have been considered in the preparation of this Local Housing Strategy.

7 Population and Housing

7.1 Population Characteristics

7.1.1 Current Population

As of 2021, 42,257 people lived in the City of Belmont (ABS 2021). Census data from the Australian Bureau of Statistics shows an increase of 7,048 persons from 2011 to 2021 in the City of Belmont. Rates of growth were relatively steady reaching a peak in 2012, then noticeably slowing in 2013 through to 2018. The population increased noticeably in 2019 before reducing again in 2021 (**Figure 5**).

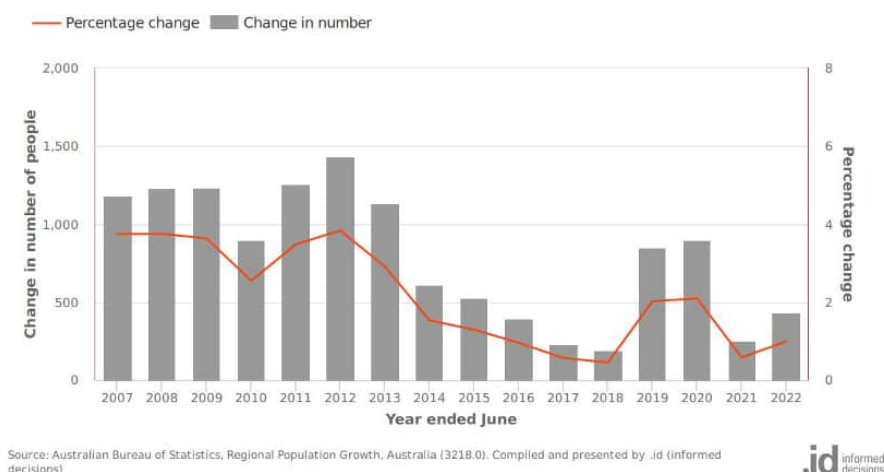


Figure 5: Changes in Population Since 2007

The greatest increase in population between 2016 and 2021 occurred in Rivervale (see **Figure 6** below) predominantly due to subdivision and development of 'The Springs' in accordance with 'The Springs Structure Plan' and Local Planning Policy No. 7.

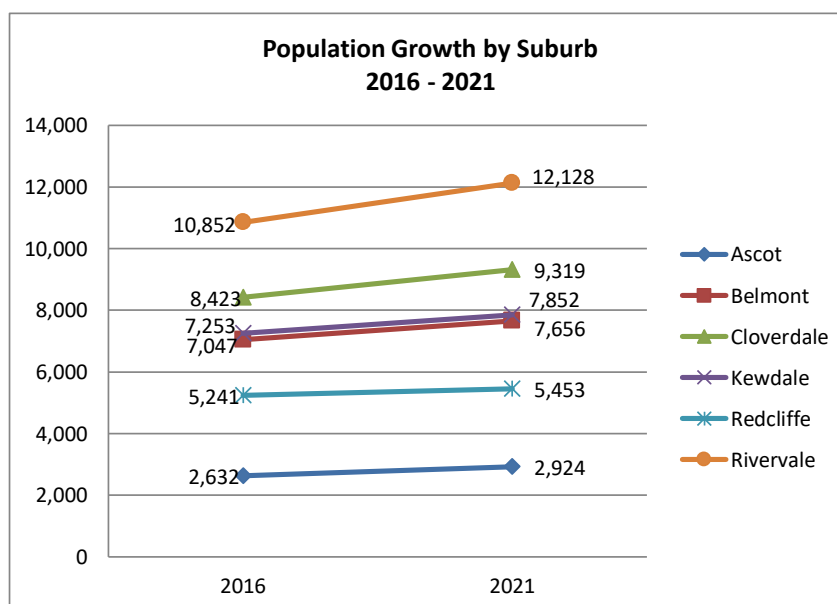


Figure 6: Population Growth by Suburb 2016-2021

7.1.2 Future Projections

Forecasts indicate that between 2026 and 2041, the City's population will increase by 16,203 persons (31.9% growth), at an average annual change of 2.1%. It is anticipated that Rivervale will continue to be the most populated suburb, however significant growth will occur within Redcliffe as shown in **Figure 7** below. This growth is likely to occur as a result of development within the Development Area 6 (Redcliffe Station) Precinct.

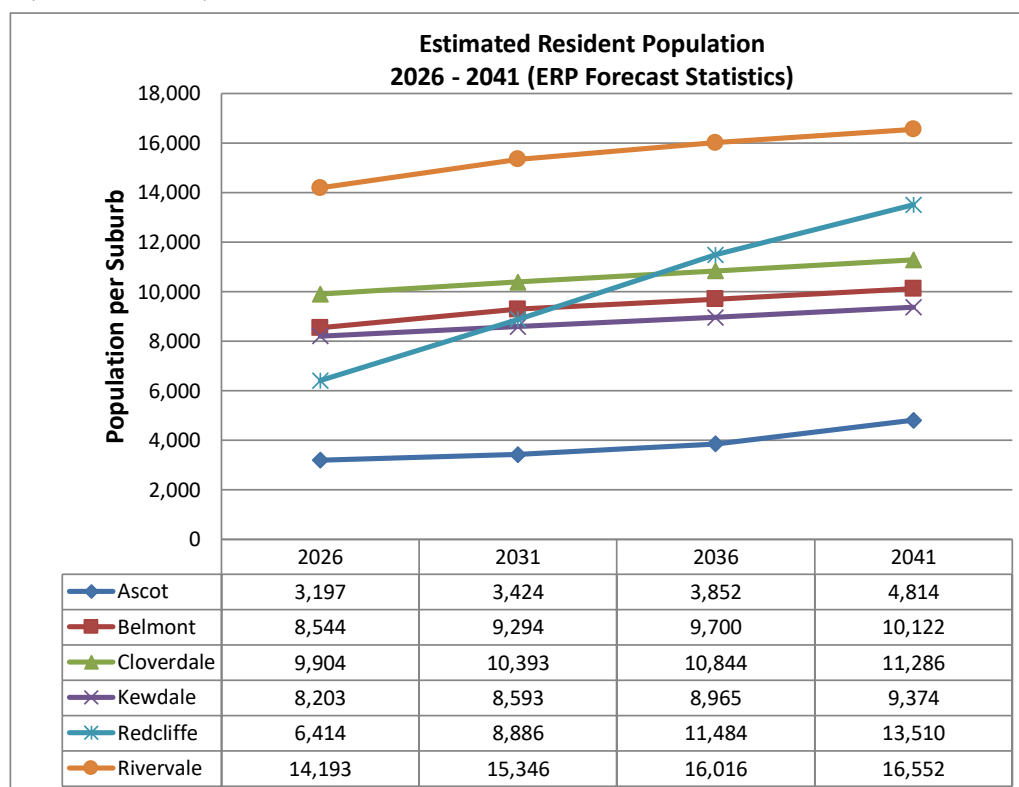


Figure 7: Population Forecasts by Suburb 2026-2041

7.1.3 Age Structure

The age structure of an area provides key insights into the level of demand for housing, services and facilities within an area.

According to the Australian Bureau of Statistics, the City of Belmont exhibits a slightly lower median age of 36 in comparison to the Perth metropolitan area's median age of 37.

Figure 8 compares service age groups within the City of Belmont compared to Greater Perth. This shows that there was a lower proportion of people in the younger age groups (0 to 24 years) as well as a lower proportion of people in the older age groups (50+ years).

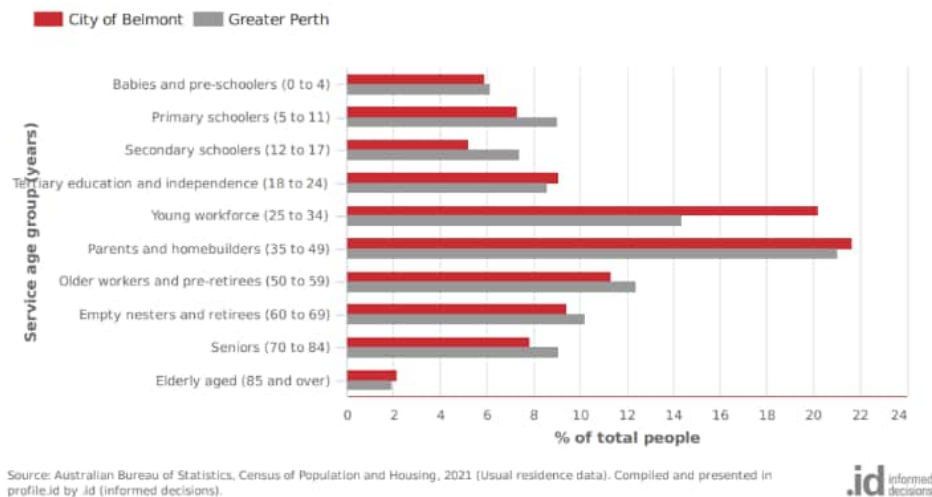


Figure 8: Age Structure – Service Age Groups 2021

The biggest differences were that the City of Belmont had:

- A smaller percentage of 'Secondary schoolers' (5.2% compared to 7.4%)
- A smaller percentage of 'Primary schoolers' (7.3% compared to 9.0%)
- A smaller percentage of 'Older workers & pre-retirees' (11.4% compared to 12.4%)
- A larger percentage of 'Young workforce' (20.2% compared to 14.4%)
- A larger percentage of 'Elderly' (2.1% compared to 1.9%).

From 2011 to 2021, the largest changes in age structure were in the following service age groups as visualised in **Figure 9**:

- Young workforce (25 to 34) +1,850 people
- Parents and homebuilders (35 to 49) +1,745 people
- Empty nesters and retirees (60 to 69) +1,041 people

While growth was experienced between 2011 and 2021 in all of the service age groups, it is worth noting that Belmont has experienced a decrease in the proportion of Babies and pre-schoolers (0 to 4 years), secondary schoolers (12 to 17), tertiary education and independence (18 to 24) and seniors (70 to 84) while all other service age groups have increased. However, since 2016 Belmont has experienced a 276 person increase in seniors. This indicates that the population is ageing overtime.

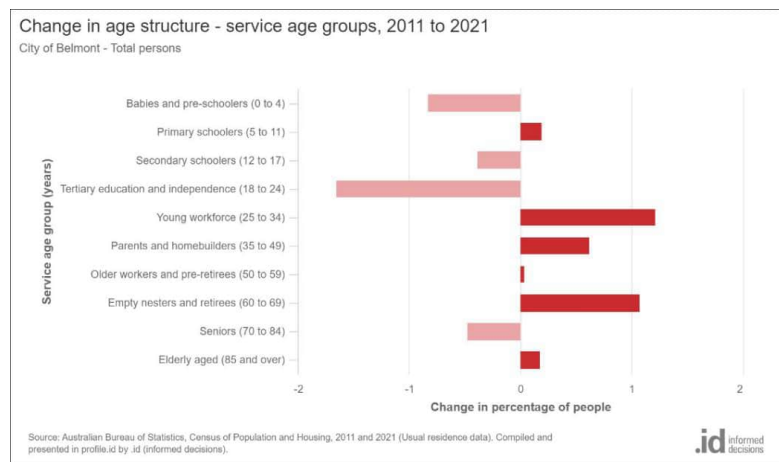


Figure 9: Change in Age Structure – Service Age Groups – 2011 to 2021

The age structure forecasts for the City of Belmont between 2021 and 2031 indicate a 28.3% increase in population under working age, a 41.4% increase in population of retirement age, and a 19% increase in population of working age. This suggests that overtime Belmont's population will experience ageing. The City's planning framework needs to respond to this trend by considering the needs of an older population.

7.1.4 Migration Patterns

Since 2016, the City of Belmont has seen a net migration loss of 398 people. The age-specific net migration graph below (Figure 10) identifies what age ranges had the largest increase or decrease in migration. The 18-24 age group had the largest increase with an additional 815 people, while the 5-11 age group and 35-44 had the largest decrease with -477 and -714 respectively.

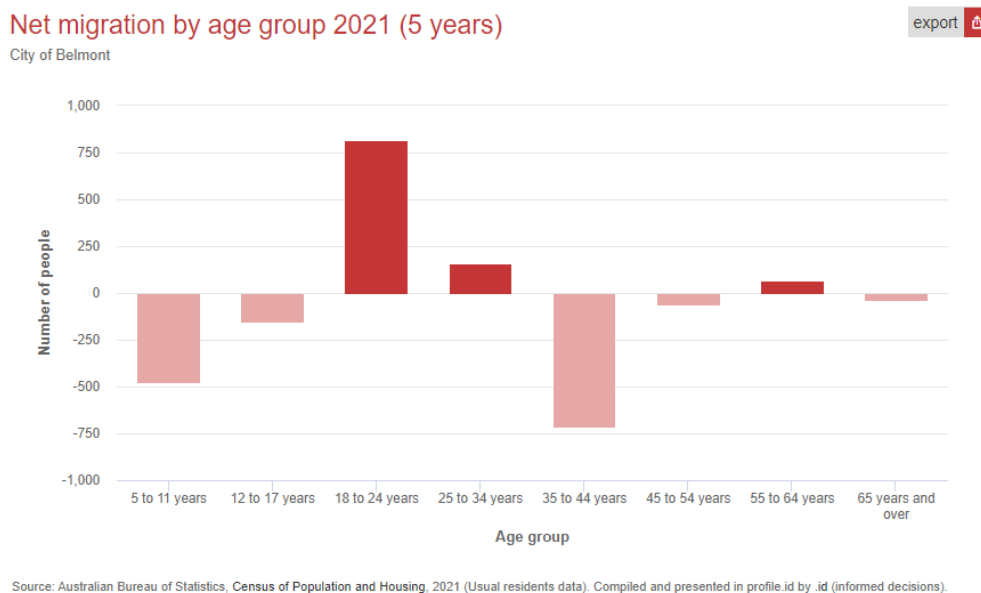
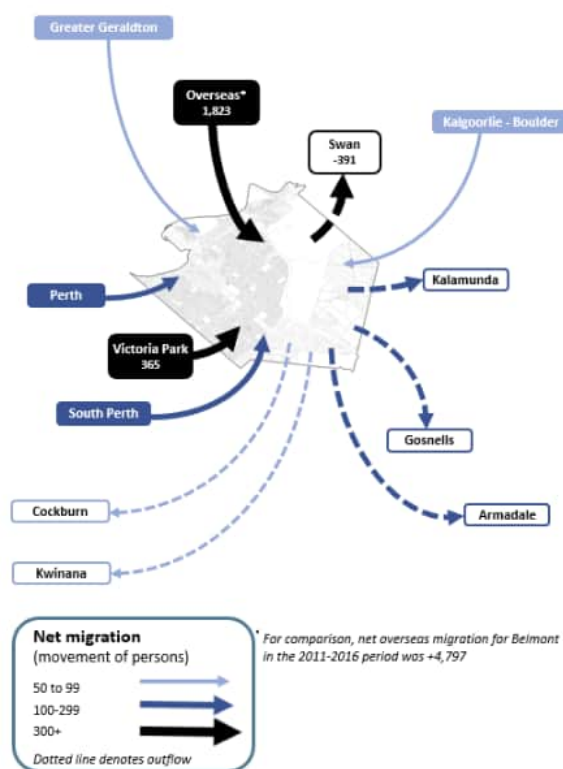


Figure 10: Net migration by age group 2016-2021

This data shows that a large percentage of migrants into Belmont are young adults, whilst families with children are migrating out of Belmont. Belmont's proximity to Perth CBD, employment and entertainment facilities may be attractive for young adults. Families with younger children may be seeking to purchase their first home and may be attracted to areas with cheaper land values.

Figure 11 shows the migration flows within the City of Belmont between 2016-2021. This shows that the largest demographic entering the City was from overseas (1,823), and the highest internal migration being from Victoria Park (365). There were also large amounts of people who moved from South Perth, Perth, Kalgoorlie-Boulder and Greater Geraldton. Those leaving the City of Belmont most commonly moved to Swan, Kalamunda, Gosnells or Armadale.

Historical migration flows, City of Belmont, 2016-2021



Population and household forecasts, 2021 to 2046, prepared by .id (informed decisions), December 2023.

.id informed decisions

Figure 11: Migration flows in the City of Belmont between 2016-2021

It should be noted that the 2021 census was undertaken during the pandemic, therefore it is suggested that border restrictions halted overseas migration for 15 months prior and may have had large impacts on this data. For comparison, net overseas migration for Belmont in the 2011-2016 period was +4,797, and in the 2016-2021 period had dropped to +1,823.

7.2 Population Characteristics: Key Points

- The City of Belmont's population was 42,257 in 2021, and is forecasted to reach 50,451 by 2031, with an annual average growth of 2.1%.
- The population distribution across service age groups shows a higher proportion of young workforce and elderly compared to Greater Perth, forecasted to have an increased ageing population over time.
- In terms of migration, young adults are the largest demographic entering the City, and the 35–44-year age group is the largest demographic leaving the City.
- Rivervale has experienced a substantial population increase in recent years, driven by subdivision and development within The Springs.
- Significant growth is anticipated in Redcliffe due to future development proposed around Redcliffe Station.
- There is an ongoing need for a diverse range of housing, which is essential for providing family homes, offering low maintenance options for younger people and the ageing population, and providing affordable housing.

7.3 Household Characteristics

7.3.1 Family Structure

The household and family structure reveals the City's demographic and residential demands, and provides insight into the dwelling diversity required.

The City has a larger proportion of lone person and group households compared to Greater Perth (Figure 12). Most notably, the proportion of lone person households was 31.1% compared to 24.0% in Greater Perth. The City also has a much lower proportion of couples with children (22.4%) compared to Greater Perth (32%).

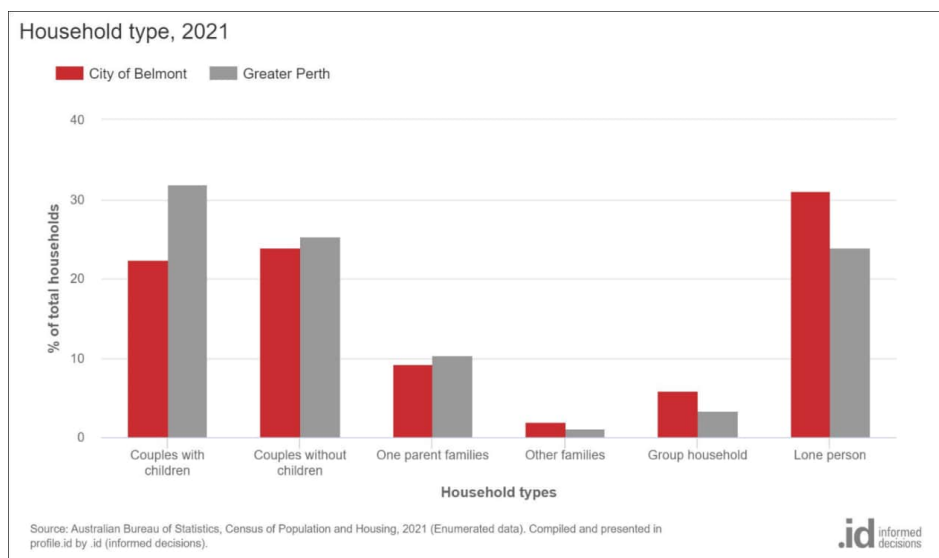


Figure 12: Household Type 2021

The largest changes in family/household types in the City of Belmont between 2011 and 2021 were:

- Lone persons (+1,505 households)
- Couples without children (+811 households)
- Couples with children (+695 households)

In terms of percentage however, only lone person households and couples without children saw an increase while couples with children, couples with children, group households, other families, decreased (see **Figure 13**).

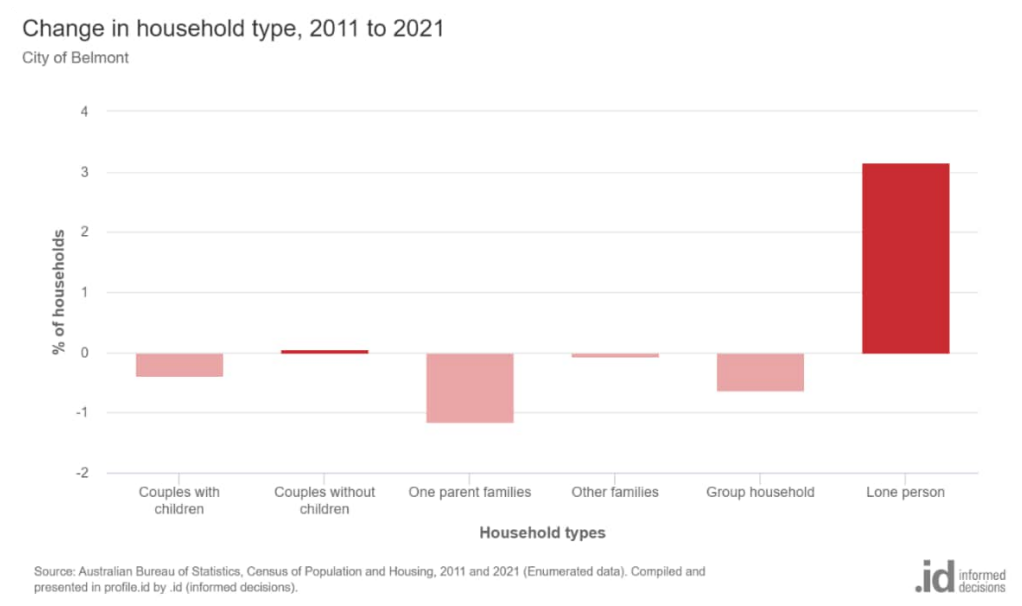


Figure 13: Change in Household Type 2011 to 2021

In 2021, lone-person households emerged as the prevailing household type in the City of Belmont. Projections suggest that this trend will persist, with the number of lone-person households expected to rise by 3,461 constituting 34.1% of the total households by 2041 (refer to **Figure 14**).

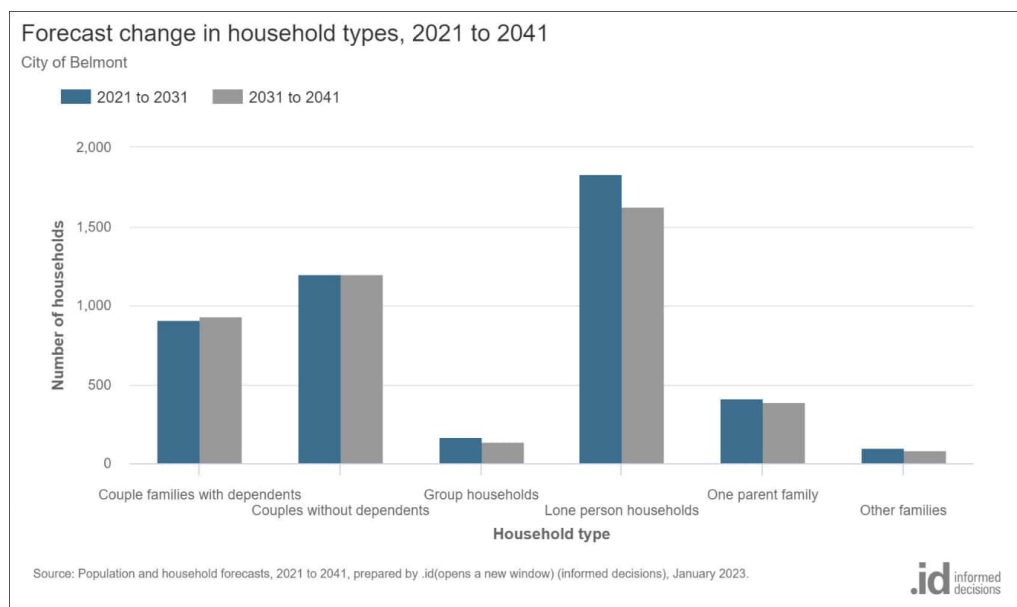


Figure 14: Forecast Change in Household Types 2021 to 2041

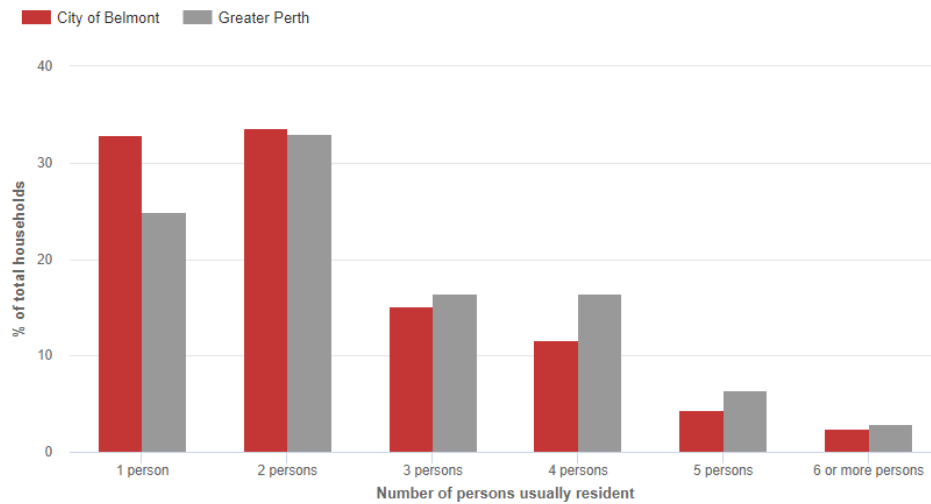
7.3.2 Household Size

Household size typically mirrors the life cycle of families, starting smaller when it is a lone person or couple, and expanding when children are added to the family. This size often decreases again when children have moved out.

The City of Belmont has generally followed Australia's trend of reducing household sizes. 1 person households have increased since 1991, whilst all other household sizes have decreased. Analysis of the number of persons usually resident in a household in the City of Belmont compared with Greater Perth shows that there were a higher proportion of lone person households, and a lower proportion of larger households (those with 4 persons or more) (Figure 15).

Household size, 2021

export 



Source: Australian Bureau of Statistics, [Census of Population and Housing, 2021](#) (Enumerated data). Compiled and presented in profile.id by [.id](#) (informed decisions).

Figure 15: Household size in the City of Belmont and Greater Perth 2021

While the percentage of households of 2 or more people are slowly declining as visualised by **Figure 16**, it should be noted that the overall number is still increasing. Since 2011, the City has seen the following changes:

- +1,506 lone persons households.
- +987 two persons households.
- +349 three persons households.
- +361 four persons households.
- +66 five persons households.
- +52 six or more persons households.

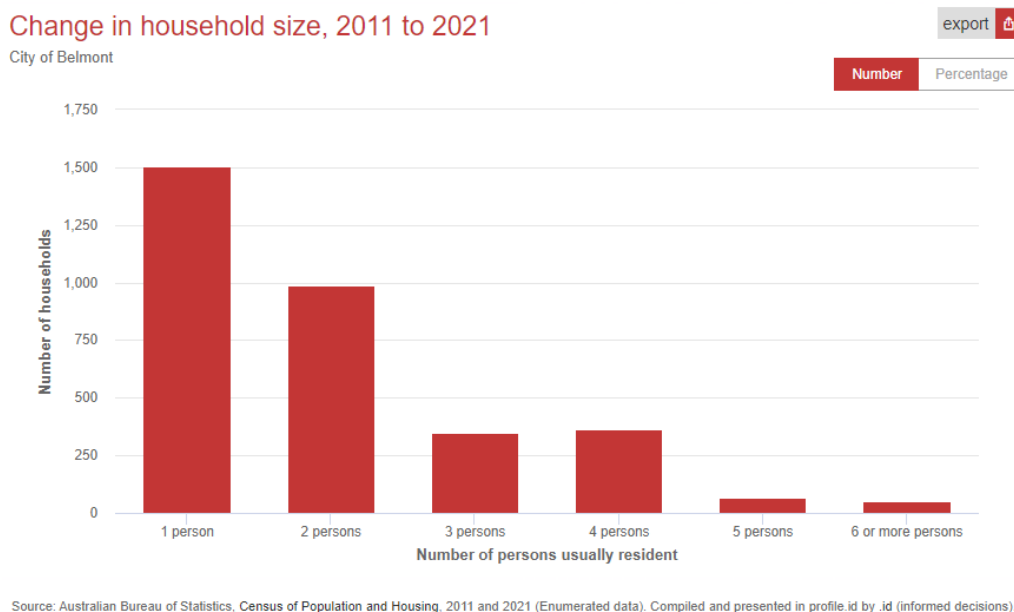


Figure 16: Change in Household Size 2011 to 2021

While forecasts indicate that lone person households will experience the largest increase between 2021 and 2031 and account for 33.5% of all households, the average number of persons per household is forecast to be 2.21.

7.3.3 Type of Dwelling

In 2021 the City of Belmont's housing structure was as follows:

- 65% Separate house (Greater Perth 77.8%)
- 20.3% Semi-detached, row or terrace house, townhouse (Greater Perth 14.2%)
- 14.4% Flat or Apartment (Greater Perth 7.6%).

Although separate houses still comprise the majority of Belmont's housing stock, there has been growth in the number of semi-detached, townhouses and apartment dwellings. Between 2011 and 2021 the largest increase was in the number of semi-detached, townhouses (+1,378), followed by separate houses (+1,075), and flats/apartments (+852). However the proportion/percentage of separate houses reduced between 2011 and 2021 (73% to 65%) while the proportion of semi-detached, townhouses and flats/apartments increased from 15.1% to 20.3% and 11.6% to 14.4% respectively. It is expected that this trend will continue due to the demand for more affordable housing in the form of medium and high-density dwellings.

7.3.4 Number of Bedrooms per Dwelling

Analysis of the number of bedrooms per dwelling highlights a significant discrepancy between the prevailing household types and household sizes. At present, and forecast to continue, lone person households constitute the largest proportion of household types despite three or four bedroom homes dominating the housing stock (**Figure 17**). Recent trends suggest a potential shift in this, with

a 7.1% reduction in the number of 3 bedroom dwellings and a 3.2% increase in 1 bedroom houses since 2011.

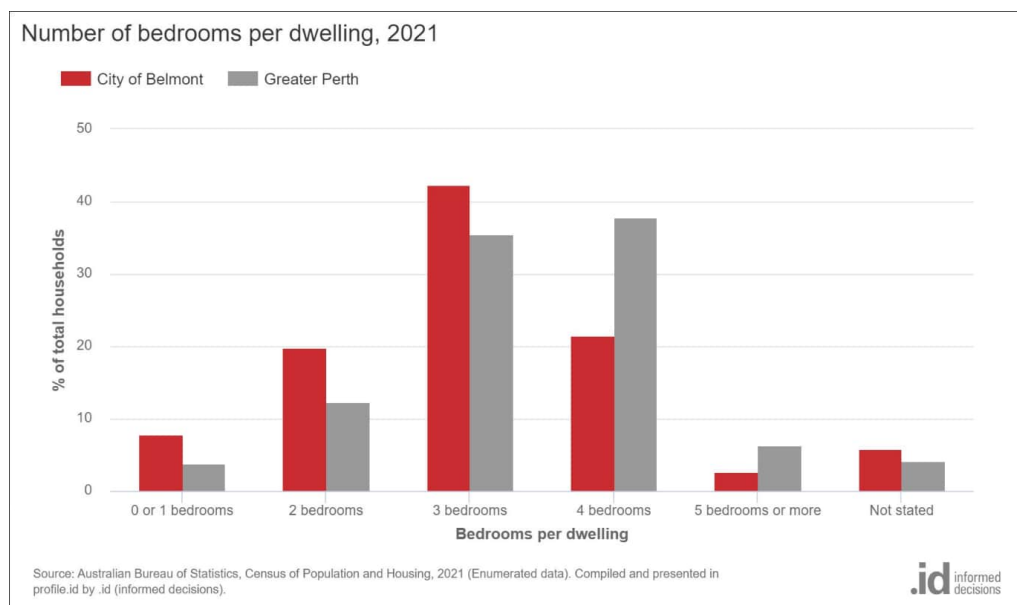


Figure 17: Number of Bedrooms Per Dwelling 2021

At the same time, an increase in the proportion of two bedroom, four bedroom, and five bedroom dwellings has been observed (see **Figure 18**). Recognising this, the City should encourage the development of smaller housing typologies to address this discrepancy.

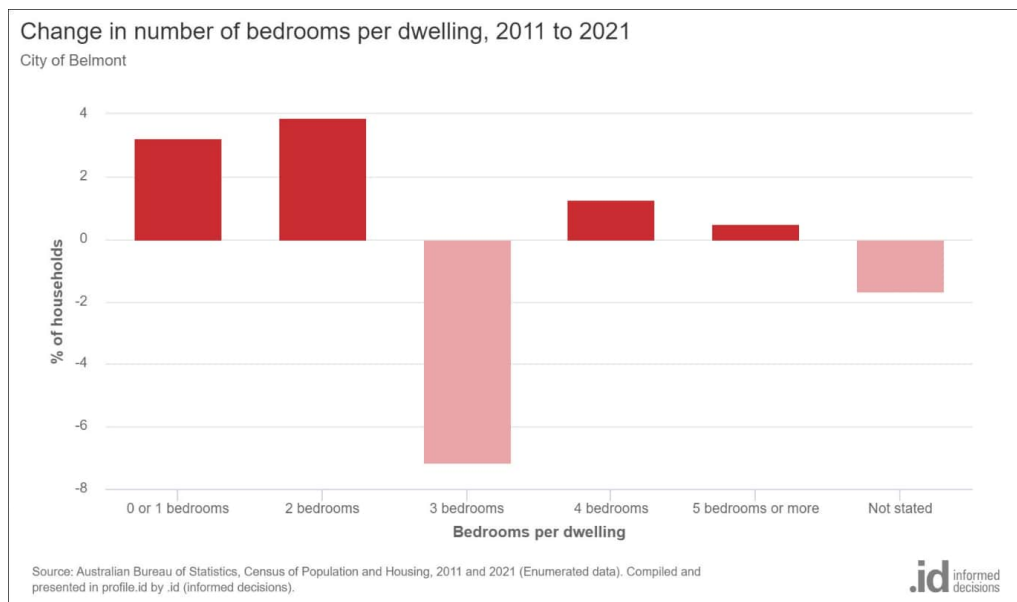


Figure 18: Change in Number of Bedrooms Per Dwelling 2011 to 2021

7.4 Housing Characteristics Key Points

- The City has a large proportion of 1 or 2 person households, which have significantly increased since 2011 and are forecast to continue increasing.
- The majority of the City's housing stock consists of single houses, followed by townhouses and apartments
- The majority of houses within the City contain three or four bedroom dwellings. Whilst there has been an increase in the number of one and two bedroom dwellings between 2011 and 2021, more of this dwelling typology are needed to meet the needs of the growing lone person household population.

8 Key Considerations

8.1 Dwelling Targets

Perth and Peel @ 3.5 Million establishes minimum infill housing targets for each local government in the region. These targets aim to increase urban development in appropriate locations and manage population growth efficiently. To respond to these targets, local governments have increased density codes within and surrounding activity centres and in areas with convenient access to public transport. Belmont has followed this approach and concentrated increased densities surrounding activity centres and along Great Eastern Highway and other high frequency public transport routes. This approach seeks to enhance access to amenities and create a more integrated and connected living environment.

The State's dwelling targets required the City of Belmont to provide an additional 1,860 dwellings between 2011-2016 and an additional 1,410 dwellings between 2016 and 2021. The City provided 2,346 and 1,901 dwellings during these periods, exceeding the targets by 486 and 491 dwellings respectively, as shown in Figure 19.

Dwelling forecasts indicate that the City will see an increase of over 6,280 households between 2011 and 2031. This is approximately 180 dwellings higher than the Perth and Peel @ 3.5million targets for this time period and puts the City in a good position to meet the ultimate target of 10,410 dwellings by 2050.

It is expected that this growth will be accommodated in areas such as Development Area 6 (Redcliffe Station Precinct), Golden Gateway, The Springs, and ongoing development within and surrounding the City's activity centres and along transport corridors.

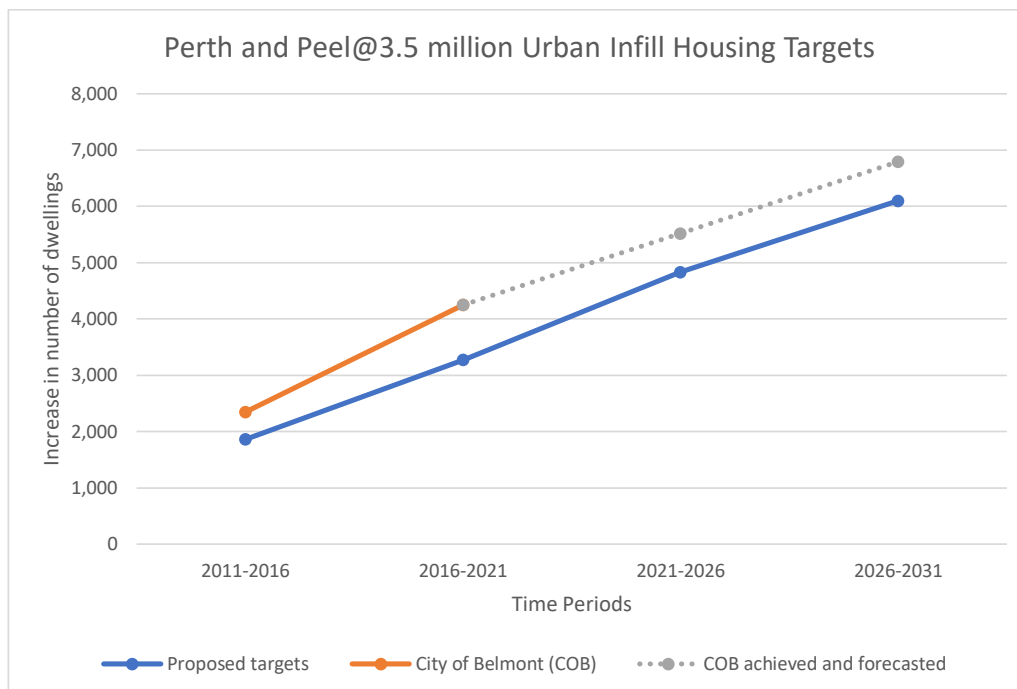


Figure 19: Perth and [Peel@3.5](#) million Dwelling Targets and Belmont forecasted dwellings

8.2 Patterns of Residential Development

8.2.1 Application of Density Codes

Land within the City of Belmont is subject to various density codes including:

- R20, which is the most prevalent density code within the City of Belmont.
- R12.5 which was historically applied to land which is close to Perth Airport's cross runway.
- R30 which is located in a pocket of Rivervale bound by Knutsford Avenue, Esther Street, Acton Avenue and Campbell Street.
- R40 which is applied to a section of Kewdale bound by Keane Street, Belmont Avenue, Scott Street and Knutsford Avenue.
- R20/50/100 surrounding the Belmont Town Centre. Development of this land is subject to Local Planning Policy No. 1 – Town Centre Density Bonus Requirements.
- R20/40 surrounding local and neighbourhood activity centres and along roads containing high frequency bus routes such as Alexander Road, Kooyong Road and Hardey Road.
- R20/50 within a portion of Belmont located on Hehir Street, Barker Street and Lapage Street. Development within this area is guided by Local Planning Policy No. 4: Belgravia/Barker Streets.
- R20/60 adjacent to a portion of Belgravia Street which is also subject to Local Planning Policy No. 4: Belgravia/Barker Streets.
- R20/60 adjacent to Abernethy Road and Orrong Road. This land is subject to either Local Planning Policy No. 2 Orrong Road or Local Planning Policy No. 3 Abernethy Road. These policies aim to achieve coordinated vehicle access and high-quality development.

There are also areas within the City which are not currently subject to a density code under LPS 15 and are capable of accommodating residential development. These include:

- The Residential and Stables zone, although LPS 15 currently requires land to be developed in accordance with an R10 density code.
- Mixed Use and Commercial zoned land
- The Belgravia Residential Estate – subject to Local Planning Policy 5
- The Springs – subject to Local Planning Policy 7
- Ascot Waters – subject to Local Planning Policy 6
- Inverlochy Estate – subject to Local Planning Policy 8
- Belvidere Street Neighbourhood Centre – subject to Local Planning Policy 15

The appropriateness of existing density codes and in some cases no density code being applied to land within the City will be further explored through Part 2 of this Strategy.

8.2.3 Areas Subject to Future Planning

The Development Area 6 / Redcliffe Station Precinct in Redcliffe and the Golden Gateway Precinct in Ascot (shown in figures 20 and 21 below), have both been identified as areas which are appropriate to accommodate higher residential and mixed-use development. The Golden Gateway precinct is subject to the Golden Gateway Local Structure Plan. The State Government is currently preparing an Improvement Scheme to guide redevelopment within the Redcliffe Station Precinct. This will be informed by the City's draft Redcliffe Station Precinct Activity Centre Plan.



Special Development Precinct – Development Area 6

Figure 20: Development Area 6 Area



Golden Gateway Structure Plan Boundary Area

Figure 21: Golden Gateway Precinct

8.2.4 Patterns of infill

There has been a range of development that has occurred across all of the density codes within the City. Within the R20 coded areas, where lots meet the size requirements under the R-Codes development/subdivision has occurred in the following forms:

Attachment 12.1.2 Local Housing Strategy

- Two or three lots in a front to rear arrangement; and
- Two lots side by side.

Within the R20/40, R20/50, R20/60 and R20/50/100 coded areas, there has been an increase in the development of grouped and multiple dwellings. Immediately surrounding the town centre, developments range from 2 to 29 grouped or multiple dwellings. Within other flexible density codes, developments range from having 2 to 34 grouped or multiple dwellings. The average number of dwellings within a multiple dwelling development throughout the City of Belmont is 11 dwellings, with the most common development being 8 multiple dwellings.

The number of lots with existing development potential at both the R20 and flexible density codes is outlined in Tables 3 and 4 below.

These tables has been based on the following assumptions:

- R20 lots are required to achieve a lot size of 855m² in order to subdivide/develop, in accordance with the Residential Design Codes: Volume 1, and Operational Policy 2.2 – Residential Subdivision.
- The density bonus to R30 for R20 coded corner sites has not been accounted for.
- Flexible density coded sites are required to achieve a site area of 418m², in accordance with the Residential Design Codes: Volume 1, and Operational Policy 2.2 – Residential Subdivision. They also must have a frontage of 16m in order to subdivide/develop to a higher density unless otherwise specified in a relevant local planning policy.
- Grouped and multiple dwelling sites are included in the calculation of lots with development potential already utilised. This is irrespective of whether they are developed at the maximum density code applicable.
- Lots containing single houses are considered to be sites available for development irrespective of their age, condition, or location within the lot.
- Redcliffe does not include lots within Development Area 6, as this area can't be developed at existing density codes until an Improvement Scheme is developed by the Department of Planning, Lands and Heritage.

Table 3: Infill development per suburb – R20 lots

Suburb	Residential Lots	R20 Lots	R20 lots with potential for development	R20 lots with potential for development already utilised	Undeveloped R20 lots with development potential
Ascot	1,137	417	65 (15.6%)	10 (15.4%)	55 (84.6%)
Belmont	2,334	1,221	295 (24.1%)	81 (27.5%)	214 (72.5%)
Cloverdale	3,036	1,736	405 (23.3%)	119 (29.4%)	286 (70.6%)
Kewdale	2,481	1,331	320 (24%)	125 (39.1%)	195 (60.9%)
Redcliffe	1,668	1,461	322 (22.1%)	91 (28.3%)	231 (71.7%)
Rivervale	2,655	1,148	212 (18.5%)	104 (49.1%)	108 (50.9%)
Total	13,311	7,314	1,619	530	1,089

The following conclusions can be drawn from this table:

- The most prevalent residential coding across the City is R20.
- There has been a steady level of development that has occurred to date on R20 lots in all suburbs.
- Rivervale has the highest percentage of utilised R20 lots with development potential (49.1%), indicating significant development activity has occurred in this suburb.
- City wide, approximately 32.7% of R20 lots with development potential have already been developed to their highest potential.
- There are still 1,089 lots coded R20 across the City which have development potential.

Residential R20 lots which still have development potential, would typically be able to develop into two dwellings/lots, with a maximum of three dwellings/lots off the original parent lot.

Table 4: Infill development per suburb – flexible coded lots

Suburb	Residential Lots	Flexible Coded Lots	Flexible coded lots with potential for development (above R20)	Flexible coded lots with potential for development (above R20) already utilised	Undeveloped flexible coded lots with development potential above R20
Ascot	1,137	7	7 (100%)	0 (0%)	7 (100%)
Belmont	2,334	912	480 (52.6%)	182 (37.9%)	298 (62.1%)
Cloverdale	3,036	1,299	689 (53%)	189 (27.4%)	500 (72.6%)
Kewdale	2,481	996	491 (49.2%)	154 (31.4%)	337 (68.6%)
Redcliffe	1,668	195	93 (47.7%)	53 (57%)	40 (43%)
Rivervale	2,655	1,332	556 (41.7%)	266 (47.8%)	290 (52.2%)
Total	13,311	4,741	2,316	844	1,472

The following conclusions can be drawn from this table:

- Excluding Ascot, all suburbs have had a steady level of development that has occurred above the R20 density on flexible coded lots.
- Rivervale has had the most lots developed above the R20 density then other suburbs in the City of Belmont.
- Cloverdale has the most flexible coded lots which can develop above the R20 density code.
- Approximately 2,316 flexible coded lots (48.8%) have development potential above R20.
- Only 844 lots have been developed above the R20 density (36.4%). This leaves 1,472 lots (63.5%) with current development potential.

8.2.5 Limits to Development

To develop above the base density code in flexible coded areas there are certain criteria that need to be met. This includes having a frontage that is 16m or greater and achieving a 6-metre side setback

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between the side boundary and the first wall of the front dwelling. Whilst there are 4,741 flexible coded lots within the City, only 2,316 of these currently have or had development potential due to other lots not meeting these key Scheme requirements. Examples of where these provisions are restricting development are contained in Figures 22 and 23.

Figure 22: Development potential at Kooyong and Fitzroy Road, Rivervale



Figure 23: Development potential at Kelly Street, Cloverdale



Summary

- The City of Belmont exhibits substantial potential for infill development across both R20 and flexible density coded lots.
- Approximately 22.1% of all R20 lots achieve a lot size of 855m² or greater. Of these, approximately 32.7% have already been developed and 67.3% are available for development.

- Approximately 48.9% of all flexible density coded lots achieve a minimum lot frontage of 16m and a minimum lot size of 418m². Of these lots, approximately 36.4% have already been developed and 63.5% are available for further development.
- If the 16m frontage and 6m side setback provisions were removed from the City's new Local Planning Scheme there would be a significant number of additional lots that could be developed.
- Belmont, Cloverdale and Kewdale present strong opportunities for future development, with a large proportion of undeveloped lots. While not captured by statistics included in the table, there is also a significant level of development expected within the Development Area 6 precinct in Redcliffe.

8.3 Housing Affordability

Access to affordable housing is becoming an increasing problem across Australia. According to the WA Housing Strategy 2020 – 2030, since 2000, house prices in Perth have increased more than 200%, with minimum wages only increasing by 92%. Over the same period, rental prices have increased by 135%.

The benchmark for housing costs is typically 30% of income. The Australian Bureau of Statistics (ABS) used this measure in the 2021 Census to assess housing affordability. In evaluating the validity of the 30% benchmark for measuring the affordability of mortgage repayments, the ABS notes that these findings may not consistently indicate financial strain. This is due to considerations such as housing preference or deliberate accelerated repayments. Instead, the ratio approach, commonly utilised by banks to gauge the relationship between a person's income and home price, is considered a more suitable measure.

In terms of the City of Belmont, all suburbs had a higher price-to-income ratio than the metropolitan area for single houses, while for grouped and multiple dwellings, only Rivervale exceeded the metropolitan area (refer to **Table 5** and **Table 6** below).

	Median suburb household income	Median price (2022 as at Aug)	10 year growth rate	House price to income ratio	Median rent (Apr-Jun 22)	House rent to income ratio (%)
Ascot	107,744	891,000	2.9%	8.27	545	26.30
Belmont	80,964	511,000	0.8%	6.31	460	29.54
Cloverdale	74,048	485,000	1.2%	6.55	460	32.30
Kewdale	80,600	505,000	0.8%	6.27	410	26.45
Redcliffe	81,380	483,125	1.1%	5.94	480	30.67
Rivervale	75,972	617,500	1.4%	8.13	465	31.83
Perth Metro	96,980	541,500	1.2%	5.58	490	26.27

Table 5: Median House Prices (2021 Census and REIWA)

	Median household income	Median price (2022 as at Aug)	10 year growth rate	Price to income ratio	Median rent (Apr-Jun 22)	Unit Rent to income ratio (%)
Ascot	107,744	403,000	0.2%	3.74	433	20.90
Belmont	80,964	370,000	1.2%	4.57	423	27.17

Cloverdale	74,048	339,500	-2.0%	4.58	420	29.49
Kewdale	80,600	339,717	0.1%	4.21	398	25.68
Redcliffe	81,380	320,000	-0.8%	3.93	410	26.20
Rivervale	75,972	420,000	-0.6%	5.53	435	29.77
Perth Metro	96,980	415,000	-0.1%	4.28	435	23.32

Source: 2021 census; <https://reiwa.com.au/the-wa-market/suburb-rentals-search/>

Table 6: Median Unit Prices (2021 Census and REIWA)

While the 30% benchmark may not consistently reflect the affordability of mortgage repayments, it is widely acknowledged as a suitable measure for evaluating rent affordability. In the City of Belmont, 62.7% of individuals indicated that their rent payments were equal to or below 30% of their household income, with 26.1% surpassing this threshold and 11.2% remaining undetermined.

Among individual suburbs, Cloverdale, Redcliffe, and Rivervale all exhibited rental costs for houses exceeding 30% of household income. Furthermore, Kewdale, Belmont and Ascot demonstrated a higher rent-to-income percentage in comparison to the metropolitan area. Conversely, for grouped and multiple dwellings, all suburbs fell below the 30% mark of household income, although they were higher than the metropolitan area.

Considering this data, housing affordability poses a challenge within the City of Belmont. Improving this situation necessitates the promotion of housing diversity aimed at accommodating various lifestyles, household compositions, and income levels. Small dwellings like townhouses, apartments and ancillary dwellings tend to be more affordable than larger home and can provide opportunities for people to live in their preferred area.

The City of Belmont should also consider additional cost of living constraints and in doing so concentrate development near public transport, amenities, and employment prospects. This also provides increased opportunities for affordable living within vibrant neighbourhoods characterised by mixed land uses, reduced car dependency, efficient public transport, and increased opportunities for social interaction. Furthermore, the City should promote sustainability initiatives as a way of reducing the cost of living pressures, as detailed in subsequent sections of this Strategy.

8.4 Housing Tenure

While the significant number of renters in the City of Belmont (42.2%) compared to the Greater Perth Area (26%) may suggest a home ownership affordability problem, it is more likely that it reflects the preferences of specific household types. For example, the high number of renters may reflect a transient community of young singles or single parent households. Another aspect that may influence this is the City of Belmont's proximity to Perth CBD.

As outlined in Table 6, grouped and multiple dwelling developments are generally more affordable than single houses. Encouraging these types of developments could support homeownership and, over time, reduce the proportion of renters in the City of Belmont. To facilitate homeownership, the City should promote a diverse range of dwellings.

8.5 Housing Stock and Household Composition

Whilst the City has seen an increase in the number of 1 or 2 bedroom dwellings, the majority of the City's housing stock is still dominated by separate houses, followed by semi-detached, row or terrace houses/townhouses and flats/apartments.

As shown in figure 24, The City of Belmont has a greater number of 3 and 4 bedroom dwellings than households that have 3 or 4 people usually resident. The largest discrepancy is between 15.1% of households having three residents, and numbers of dwellings with three bedrooms (44.4%). Notably, 7.7% of dwellings are 1 bedroom dwellings, while 32.9% of the population reside in lone-person households. This data shows that the City has a deficit in 1 and 2 bedroom dwellings for the demand, whilst having an oversupply of dwellings with 3 or more bedrooms.

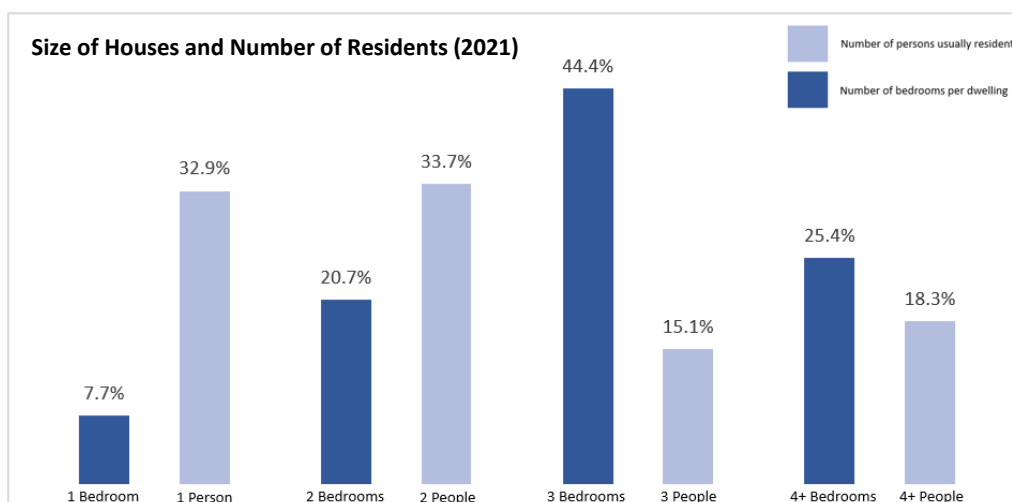


Figure 24: Size of Houses and Number of residents (ABS, 2021)

Given that Belmont's projected population growth will see an increase in lone person households, the City should consider ways in which housing for these demographics can be facilitated through the preparation of a new local planning scheme.

Noting the projected increases in lone person households, Table 2 below calculates that the City would need an additional 30,124 dwellings to cater for the average household size of 1 person.

The table above also provides insights into the number of additional dwellings that need to be constructed by 2031 for other average household sizes, to accommodate the forecasted population of 50,451 people.

2031 Average household size per scenarios (persons per household)	2031 Dwellings needed for a population of 50,451	2021 - 2031 Additional dwellings needed
2.3 (average number of people per household in COB, 2021)	21,935	1,608
2	25,225	4,898
1.5	33,634	13,307
1	50,451	30,124

Table 2: Scenarios of household sizes and number of dwellings

As shown above, the average number of people per household in the City is currently 2.3. This size household would require an additional 1,608 dwellings to meet the forecasted population of 50,451 by 2031. However, this goes up to 4,898 for an average of 2 people per household and jumps significantly to 30,124 for an average of 1 person per household.

This is a simplified assessment of future housing supply and does not take into account any factors that could affect forecasted population growth.

The City will need to investigate and ensure that adequate housing is provided for both the existing and future community. One strategy will be to continue to facilitate higher density development in the form of apartments and townhouses in key locations as promoted by Perth and Peel@3.5 Million.

The Residential Design Codes – Volume 2 Apartments also requires a mix of dwellings containing various bedroom numbers in developments of 10 or more units. It is considered this will also assist the City in providing a diverse range of housing for the community.

8.5.3 Housing for the Aged

Belmont's projected ageing population will see an increased demand for aged care facilities and aged or dependent persons dwellings. Noting this, the City should consider ways in which housing for the aged will be facilitated through the preparation of a new local planning scheme. In doing so the City should have regard to the WAPC Position Statement on Residential Accommodation for Ageing Persons which recommends definitions and land use permissibility in Local Planning Schemes to encourage aged care in a larger range of zones. The Position Statement also emphasises a more strategic approach to delivering aged care accommodation by integrating it within local communities, close to health and community services and adequately serviced by transport networks.

8.5.4 Social and Public Housing

In 2021, 6.5% of dwellings within the City of Belmont were being rented for social housing, compared to 2.9% in Greater Perth (id community).

The total number of dwellings being rented for social housing within the City of Belmont has reduced in the last two decades (1,283 sites in 2001 to 1,175 in 2021) (see **Figure 25**). This is generally as a result of the State Government redeveloping and/or disposing of a number of its sites. However, there was an increase of 43 dwellings between 2016 and 2021.

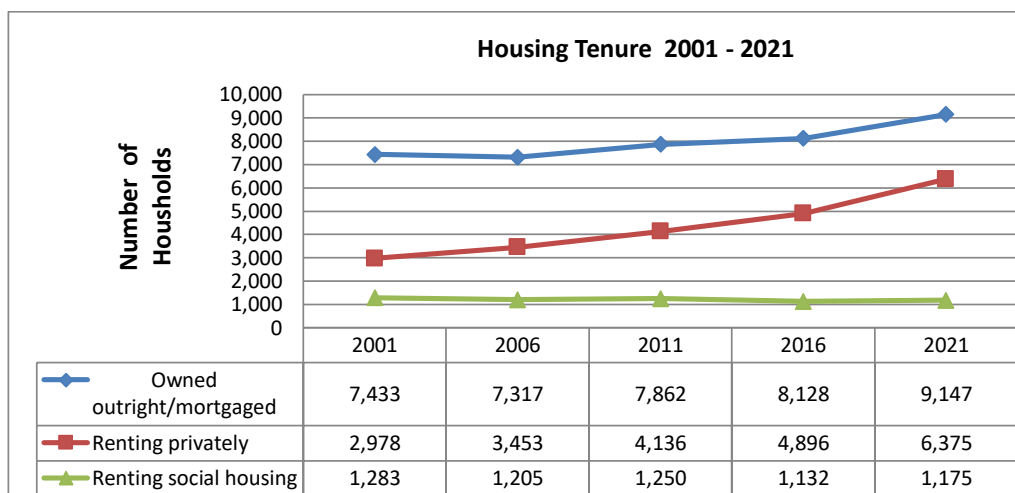


Figure 25: City of Belmont Housing Tenure (.idcommunity)

As social housing contributes to the diversity and affordability of housing for eligible lower income households, it is an important component of the City's housing stock. To alleviate community concerns regarding the amount of social housing located within the City of Belmont, redistribution and greater integration of the social housing sites across the City should be promoted. The City should also encourage the Department of Communities to redevelop any ageing, derelict or vacant sites.

8.6 Housing Occupancy

The 2021 Census found that there were 2,329 vacant private dwellings within the City, equating to 11.4% of total housing stock. Comparatively, this was substantially higher than the Greater Perth average of 8.5%. This percentage is consistent with the 2016 Census. ABS data (2021) showed that Rivervale was one of the 10 suburbs in WA with the highest vacancy rates (one in every six dwellings). This figure could be attributed to Rivervale's new apartment complexes, and residents pursuing fly-in, fly-out careers due to close proximity to Perth Airport. While many of these factors are outside the influence of planning, the City will continue to monitor these statistics.

8.7 Sustainability and Environment

8.7.1 Natural Hazards and Disasters

In planning for future housing stock, consideration should be given to extreme weather events associated with climate change. While the exact impact of climate change on the City is not yet known, environmental changes should be monitored and responded to appropriately.

With regard to flooding, only small sections of the City, primarily adjacent to the Swan River are currently identified as being within the 1 in 100-year floodplain (refer to **Figure 26**). To allow the City to ensure that new development in proximity to the Swan River and other waterbodies responds to existing flood risk, it may be appropriate to include this land in a Special Control Area under the new Local Planning Scheme. This would require development in these areas to apply for development approval to allow for flood risks to be assessed.



Figure 26: Floodway and flood fringe

The Climate Council of Australia has advised that due to climate change, the frequency and severity of bushfire events is likely to increase. While this is the case, it is noted that only small portions of the City of Belmont are identified as bushfire prone and that the threat of these areas is likely to be relatively low. The City will continue to assess and respond to the threat of bushfires on properties in bushfire prone areas (refer to **Figure 27**). This will include the ongoing requirement for proponents to prepare and implement Bushfire Management Plans and/or Bushfire Attack Level (BAL) Assessments as part of planning and/or building applications. It also may be appropriate to include this land in a Special Control Area under the new Local Planning Scheme, to require development in these areas to apply for development approval to allow bushfire risks to be assessed.



Figure 27: Bushfire Prone Map (Bushfire Prone Areas Coloured Red)

8.7.2 Sustainability

Integrating sustainability into urban developments not only mitigates environmental impacts but also alleviates the burden of high living costs by reducing energy usage and water consumption. Therefore, the City should investigate ways of encouraging and facilitating sustainable design outcomes. Further discussion on this is provided in the City Wide section of Part Two.

8.8 Built Form and Heritage

The City is dedicated to enhancing the living experience for residents through the delivery of high quality infill development. The introduction of State Planning Policy 7.0 (SPP 7.0) – Design of the Built Environment and City of Belmont Design Review Panel have been important factors in achieving these outcomes.

One of the key principles of SPP 7.0 is 'Context and Character', which encourages buildings to positively contribute to the identity of an area and integrate into its setting. This is particularly important for properties with significant heritage values, as identified in the City's Local Heritage List. Further detail and actions relating to built form and heritage are contained within Part 2 of this Strategy.

8.9 Short-term rental accommodation

According to the Australian Housing and Urban Research Institute, short-term rental accommodation (STRA) land uses have led to decreased rental vacancy rates across Australia. Furthermore, where STRA uses are not appropriately managed, they have the ability to impact on the amenity of local neighbourhoods.

In recent years, the City of Belmont has witnessed a significant increase in such uses, primarily attributed to the success of online booking platforms and the areas proximity to Perth Airport, Perth CBD, Optus Stadium and the Swan River. A review of AirDNA (a platform which tracks STRA data) has revealed a large number of STRA uses which are operating across the City, the majority not having the necessary approvals (Figure 28).

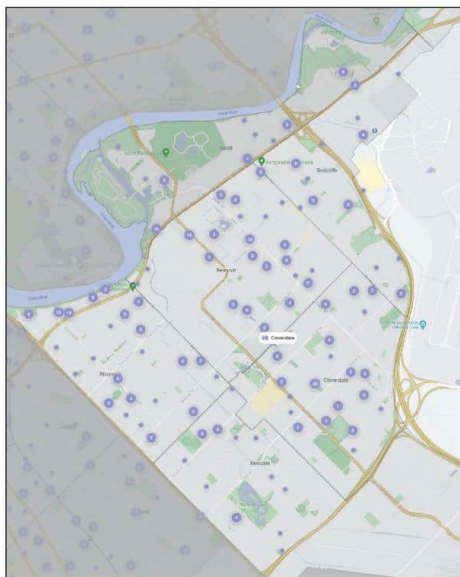


Figure 28: Locations of Short-term Rental Accommodation (AirDNA, 2023)

There is no shortage of accommodation options for visitors in the City of Belmont. In 2018-2019, visitors to the City of Belmont spent 337,510 nights in various forms of tourist accommodation including hotels and motels and in serviced apartments (Tourism WA, 2022). During the same period, there were 385,440 rooms available in the hotels, motels and serviced apartments located along Great Eastern Highway (Tourism WA, 2022). This indicates an excess of more than 47,930 vacant hotel, motel, and serviced apartment rooms, adjacent to Great Eastern Highway during this period. This data doesn't include tourist accommodation which is not located adjacent to Great Eastern Highway or additional tourist accommodation facilities which have since been developed.

The following has been noted about STRA operations in the City of Belmont:

- Erosion of long-term housing stock
- Reduced housing affordability
- Undermining intended residential density outcomes
- Land use conflict
- Operating short-term rental accommodation in areas with a lack of tourist amenities and public transport accessibility.

It is important that STRA impacts are mitigated. The State recently released regulatory measures regarding short-term rental accommodation, including a position statement, associated guidelines and a registration scheme. This states that local planning policies can manage the size, location and potential amenity impacts of short-term rental accommodation. In light of this, the City has reviewed and incorporated appropriate recommendations into a new Local Planning Policy 19: Short-term Rental Accommodation.

Further information regarding this is provided in part two of this Strategy.

8.10 COVID-19

The COVID-19 pandemic has generally changed the way people view and use housing. These changes are expected to have lasting implications for the planning and design of residential developments.

Due to measures aimed at slowing the spread of COVID, the pandemic saw a large portion of the workforce working from home rather than making a daily commute into the office.

The pandemic has also resulted in a renewed focus on accessing locally sourced goods and services. People have realised the importance of living in high amenity areas with good access to local services, recreation spaces, and cafes/restaurants. This has also generated an increased interest in apartment developments which are near services and amenities.

The City should continue to facilitate and encourage high quality apartment development and development more broadly in close proximity to high amenity areas such as activity centres and transport corridors.

9 Local Planning Scheme Review Community Engagement

To help inform the Strategy, community consultation was undertaken including workshops and surveys with residents.

9.1 Workshops

The workshops were designed to identify community values and planning aspirations for the City. This was facilitated through a scenario planning activity which provided for the community to outline their broad conceptual visions for the area down to more specific values regarding street design layouts and housing typologies. There were five resident workshops held for the following precincts illustrated in Figure 29 below:

- West (Rivervale)
- South (Kewdale and Cloverdale)
- East (Cloverdale and Redcliffe)
- Central (Belmont and Redcliffe)
- Riverside (Ascot)

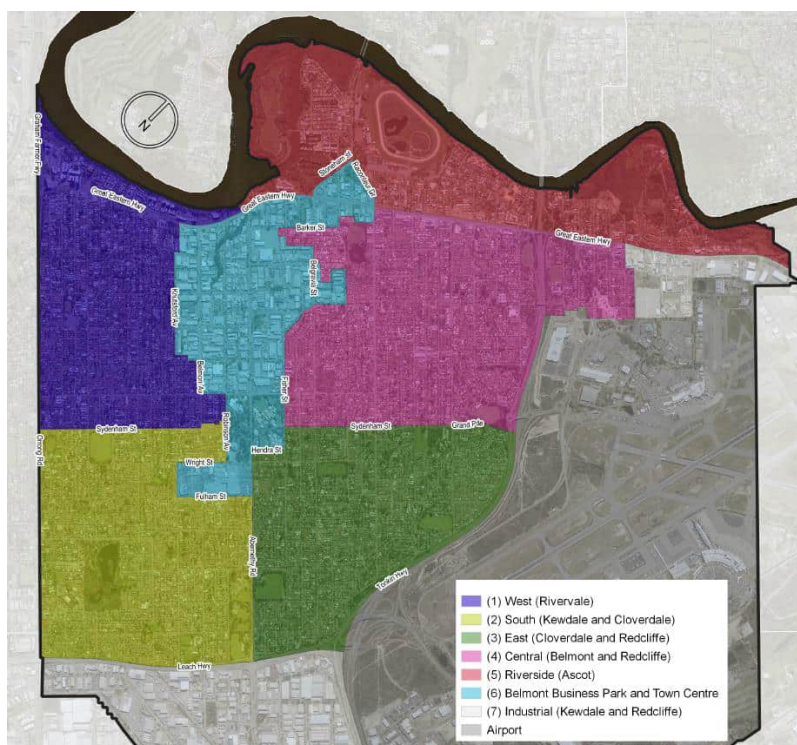


Figure 29: Workshop Precincts

Below is a summary of the key community aspirations for each of the identified precincts:

Riverside Precinct – Ascot

The community preferred higher density housing typologies for this precinct, including 3 or 4 bedroom houses on a smaller lot, apartments and four dwellings on a lot. Within Ascot Waters, a 3 or 4 bedroom house on a smaller lot was the most preferred housing option. The community residing within the 'Residential and Stables' zone expressed an interest in a more diverse housing typologies within the precinct, particularly three or four dwellings per lot.

South Precinct – Kewdale & Cloverdale

The residents of Kewdale and Cloverdale expressed an interest in a variety of housing types ranging from low density 3-bedroom houses with a large garden to higher density housing including three houses on a lot and apartments.

West Precinct – Rivervale

The residents of Rivervale favoured a range of single detached dwellings and as a second preference chose development comprising of two to three houses on a lot. The community members also indicated support for the development of apartments on their street and within activity centres.

East Precinct – Cloverdale & Redcliffe

The community identified two categories of housing they would consider as their prospective accommodation. The first category includes single detached housing with extensive gardens or an original extended house. The second preferred housing category comprises three dwellings on a lot.

However, the community also supported apartments being located above commercial tenancies within activity centres.

Central Precinct – Redcliffe & Belmont

The community chose the three-bedroom original house with a granny flat at the rear as their preferred future accommodation option. Participants also encouraged the development of apartments, particularly above shops along Belvidere Street, along with housing types consisting of two or four dwellings.

Overall Findings

Community members identified a desire for good quality and diverse housing. In addition, the provision of apartments integrated with commercial development within neighbourhood and local centres was supported by residents.

9.2 Resident Survey

Following the workshops, a survey was prepared to capture additional information in relation to the future planning of housing, shopping areas and public open spaces. The survey was made available to all workshop participants, residents and landowners of the City as well as businesses.

The findings indicated a strong preference for a variety of housing types, with 56% of respondents endorsing this viewpoint. Furthermore, participants emphasised the significance of both housing affordability and diversity, with 80% assigning a rating of three or above (out of 5) for the value of housing diversity and 78% doing the same for housing affordability.

10 Conclusion

The Local Housing Strategy has been prepared following a review of the current strategic planning context, demographic and housing trends, community consultation and the City's existing statutory planning framework.

The purpose of this Strategy is to establish a strategic framework to guide the City's current and future housing needs.

Part 2 of the strategy provides an in-depth analysis of the population and housing characteristics across each suburb. These examine development patterns, demographics trends, connectivity, and outline specific actions within key focus areas in each suburb. Within these focus areas, the strategy identifies key considerations and opportunities for housing, and proposes actions to ensure that the Strategy sets the foundation for long-term, sustainable growth and development across the entire City.

PART 2
ASCOT

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Appendix 1 – Population and Housing Characteristics 34

Population 34

Age Structure 34-35

Family Structure 36-37

Dwelling Structure 38

Number of Bedrooms 39-40

Snapshot – Population and Dwellings



Table 1: Snapshot (Source: ABS 2024 and .ID Community 2024)

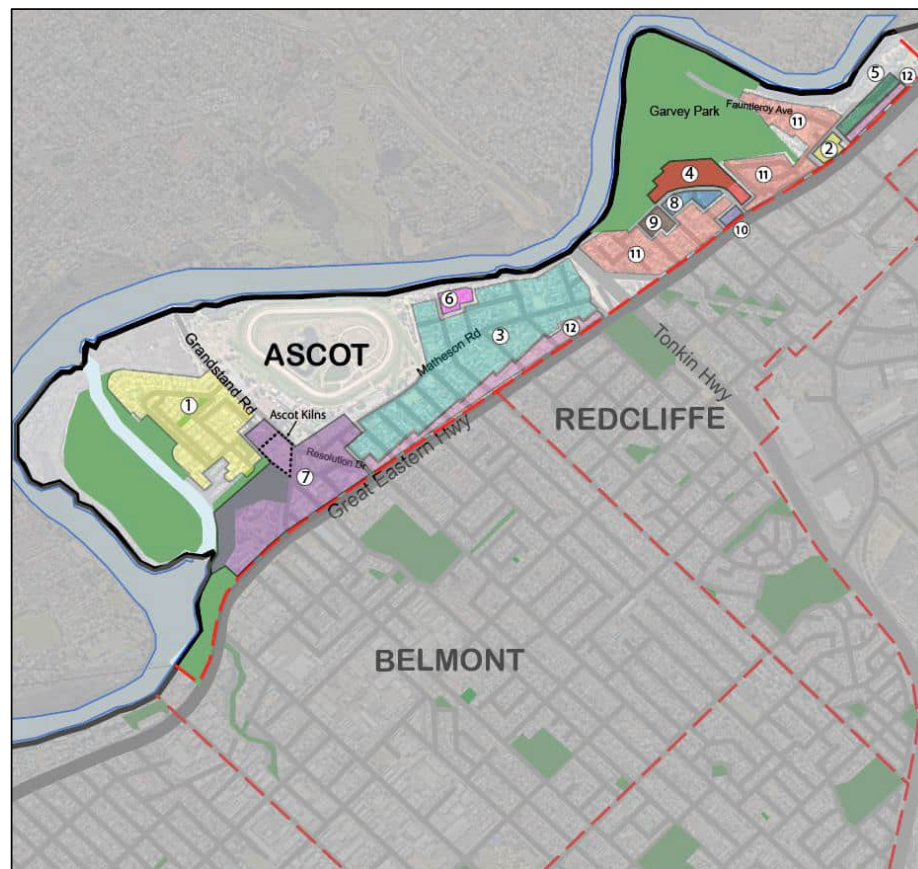
Ascot Overview

Location and Focus Areas

The suburb of Ascot comprises an area of 3.69 square kilometres and is bound by the Swan River, Great Eastern Highway and land just east of Ivy Street.

There are 12 key focus areas within the suburb of Ascot that will be analysed as part of this Local Housing Strategy. These include:

1. Ascot Waters
2. Invercloy Estate
3. Residential and Stables area
4. Development Area 7
5. Development Area 9
6. Development Area 10
7. Golden Gateway and Ascot Kilns
8. Lot 600 Central Avenue and Lot 601 Coolgardie Avenue
9. Perth Central Caravan Park
10. Ascot Local Centre
11. Eastern Ascot
12. Great Eastern Highway Corridor



Key Features

Connectivity

- Road and vehicle access facilitated through Great Eastern Highway, Tonkin Highway, and the Garratt Road bridge.
- Close proximity to Perth Airport domestic terminals T3 and T4.
- Eastern part of the suburb is near Redcliffe Station.
- Access to public transport, including a high frequency route along Great Eastern Highway and the 998/999 Circle route along Grandstand Road
- Public transport routes provide connections to adjacent local government areas, Redcliffe Train Station, and Elizabeth Quay.
- Ascot has extensive bicycle and pedestrian paths, including along the Swan River foreshore and throughout the Ascot Marina and Residential and Stables zone.

Centres and Services

- There is one existing activity centre and two planned activity centres within Ascot. These include:
 - Ascot Waters Local Centre (planned).
 - Golden Gateway Local Centre (planned).
 - Ascot Local Centre.
- The Ascot Local Centre is presently specialised, containing office and medical uses as opposed to grocery and other shops typically found within local centres.
- Ascot does not have a primary school within its boundaries, however it benefits from its proximity to Belmont Primary School and Redcliffe Primary School.

Public Open Space

- Ascot has the highest proportion of properties within 100m of any public open space (POS), mainly due to its proximity to the Swan River. Despite this, some residential areas are more than 400m away from any public open space, which is the maximum distance that residential lots should be from accessing parks according to Liveable Neighbourhoods.
- The Public Open Space Strategy proposes to investigate acquiring additional land or re-purpose existing property owned by the City. These areas would be used to develop high-quality POS, to increase the number of residential properties which are located within 400m of POS.

Development Patterns


- Development in the 'Residential and Stables' and 'Residential' zones mainly occurred in the 1980s and 1990s, with some dating back to the 1960s and earlier.
- Ascot experienced relatively low growth between 2011 and 2021, at approximately 10% compared to the City's average of 26.4%.
- The Ascot Waters 'Special Development Precinct' saw most detached dwellings built by 2010. Apartments at 2 and 16 Marina Drive were built in 2015 and 2020.
- Development in the Invercloy 'Special Development Precinct' happened between 2000 and 2010.
- Ascot currently contains 1,131 residential lots. Of these, 101 lots, based on their size and width, have the capacity for infill development. However, it is important to recognise that not all landowners may choose to pursue further development of their properties.

Suburb Wide Actions

Suburb wide actions for Ascot have been prepared based on information from the Key Features section, the Focus Area Summary Table, and Appendix 1 – Population and Housing Characteristics. By integrating these sources, actions were developed to facilitate and support the development of future housing within Ascot.

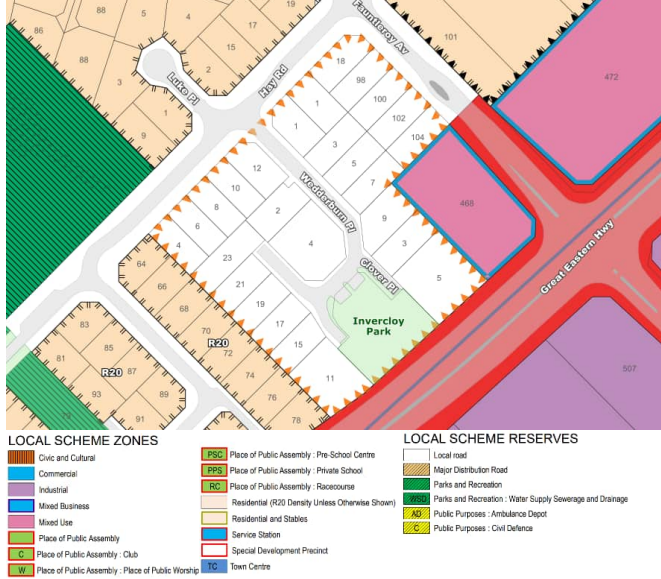
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| <ul style="list-style-type: none">• Encourage a variety of housing options to cater to the evolving needs of the community, especially with Ascot’s ageing population, the projected rise in single person households, and the current prevalence of dwellings with four bedrooms or more.• Through the implementation of the City’s Public Open Space Strategy, investigate additional open space amenities along the Swan River foreshore in Ascot to improve access to green space. | <ul style="list-style-type: none">• Liaise with the Public Transport Authority to obtain support for extending the bus network throughout the suburb.• Promote alternative transport modes, such as public transport and active travel, to reduce reliance on private vehicles. |
|---|--|

Focus Areas


1: Ascot Waters	Strategies
 <div><p>LOCAL SCHEME ZONES</p><ul style="list-style-type: none">Civic and CulturalCommercialIndustrialMixed BusinessMixed UsePlace of Public AssemblyPlace of Public Assembly - ClubPlace of Public Assembly - Place of Public WorshipPlace of Public Assembly - Pre-School CentrePlace of Public Assembly - Private SchoolPlace of Public Assembly - RacecourseResidential (R20 Density Unless Otherwise Shown)Residential and StablesService StationSpecial Development PrecinctTown Centre<p>LOCAL SCHEME RESERVES</p><ul style="list-style-type: none">Local roadMajor Distribution RoadParks and RecreationParks and Recreation - Water Supply Sewerage and DrainagePublic Purposes - Ambulance DepotPublic Purposes - Civil Defence</div>	<ol style="list-style-type: none">Facilitate the delivery of a contemporary planning framework which meets the needs of the community.Apply appropriate zonings and density coding's to land in close proximity to transport corridors and activity centres.Facilitate medium and high-density infill development which is of high-quality design and positively contributes to the streetscape.Facilitate development overlooking public open spaces to provide surveillance and amenity for residents.Encourage sustainable design principles to be incorporated into single house and low-density dwelling developments.
	<p>Key considerations and opportunities</p> <ul style="list-style-type: none">The Ascot Waters design guidelines in Local Planning Policy No. 6 – Ascot Waters Special Development Precinct (LPP 6) have facilitated high-quality built form outcomes but reflect dwelling designs from the 1990s and early 2000s, having been prepared over 20 years ago before changes to the Residential Design Codes (R-Codes).Land within Ascot Waters is currently zoned ‘Special Development Precinct’ which is not a model zone within the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>. There is an opportunity to rezone this area to align with the Regulations.Whilst LPP 6 provides guidance regarding the density coding of land within the precinct, there is currently no density coding applied to the land under the Local Planning Scheme. There is an opportunity to assign density codes to this area through the preparation of a new local planning scheme.The precinct is largely developed, with less than 10 vacant lots remaining.Under Local Planning Scheme No. 15, all development requires approval. Given the precinct has largely been developed with less than 10 vacant lots remaining, there may be an opportunity to normalise this situation.

		<ul style="list-style-type: none"> Whilst the precinct is largely residential in nature, a local centre has been identified along Marina Drive. There is an opportunity to align with the City's Activity Centre Planning Strategy by applying a 'Local Centre' zone to 10 Marina Drive.
Actions:	Zoning	<ol style="list-style-type: none"> Investigate the appropriateness of rezoning land within the precinct through the preparation of a new local planning scheme, from 'Special Development Precinct' as follows: <ol style="list-style-type: none"> The Ascot Waters Local Centre located at 10 Marina Drive, Ascot, to 'Local Centre' zone. Consider 2 Waterway Crescent and 54 Grandstand Road for a 'Mixed Use' zoning. Consider 2 Marina Drive for a 'Mixed Use' or 'Residential' zoning. The wider precinct to 'Residential'.
	Residential Density	<ol style="list-style-type: none"> Apply density codings to the precinct that have regard to the density and lot configuration outlined in LPP 6, through the preparation of a new local planning scheme (refer to below image).

<p>Built Form</p> <ol style="list-style-type: none">3. Undertake a review of <i>Local Planning Policy 6 – Ascot Waters Special Development Precinct</i> in light of the R-Codes to determine whether the policy provisions are still required.4. Investigate whether it is necessary to continue to require approval for all development within the precinct. In doing so, the City should consider the need to assess built form outcomes.


2: Invercloy Estate	Strategies
 <p>LOCAL SCHEME ZONES</p> <ul style="list-style-type: none"> Civic and Cultural Commercial Industrial Mixed Business Mixed Use Place of Public Assembly Place of Public Assembly - Club Place of Public Assembly - Place of Public Worship <p>LOCAL SCHEME RESERVES</p> <ul style="list-style-type: none"> Place of Public Assembly - Pre-School Centre Place of Public Assembly - Private School Place of Public Assembly - Racecourse Residential (R20 Density Unless Otherwise Shown) Residential and Stables Service Station Special Development Precinct Town Centre Local road Major Distribution Road Parks and Recreation Water Supply Sewerage and Drainage Public Purposes - Ambulance Depot Public Purposes - Civil Defence 	<ol style="list-style-type: none"> Facilitate the delivery of a contemporary planning framework which meets the needs of the community. Facilitate the preservation of properties which contain significant heritage values.
	<p>Key considerations and opportunities</p> <ul style="list-style-type: none"> Local Planning Policy No.8 – <i>Invercloy Estate Special Development</i> Precinct has facilitated high quality built form outcomes which are sympathetic to the State and local heritage listed property at 4 Wedderburn Place. Whilst the Policy provides guidance regarding the density coding of land within the precinct, there is currently no density coding applied to the land under the Local Planning Scheme. Therefore, there is an opportunity to apply a density code that reflects existing development and lot sizes. Land is currently zoned ‘Special Development Precinct’ which is not a model zone within the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>. There is an opportunity to align the future zoning with the Regulations. Given the precinct has been developed entirely for residential purposes, the need for LPP 8 should be reviewed through the preparation of a new local planning scheme. Under Local Planning Scheme No. 15, all development within this area requires approval. There is an opportunity to review this situation through the preparation of a new local planning scheme.
<p>Actions:</p>	<p>Zoning</p> <ol style="list-style-type: none"> Investigate the rezoning of land within the precinct from ‘Special Development Precinct’ to ‘Residential’ through the preparation of a new local planning scheme. Investigate the appropriateness of establishing a Special Control Area over the precinct which requires a Development Application to be submitted for any form of development, having regard to the heritage considerations in the area. <p>Residential Density</p> <ol style="list-style-type: none"> Apply density coding’s to land within the precinct that reflect the existing development and lot sizes (R20, and R40 for 5 Clover Place) through the preparation of a new local planning scheme. <p>Built Form</p>

	<div>4. Undertake a review of <i>Local Planning Policy 8 – Invercloy Estate Special Development Precinct</i> in light of the R-Codes to determine whether the policy provisions are still required.</div> <div>5. Investigate whether it is necessary to continue to require development approval for all development within the precinct. In doing so, the City should consider the need to assess built form outcomes.</div>
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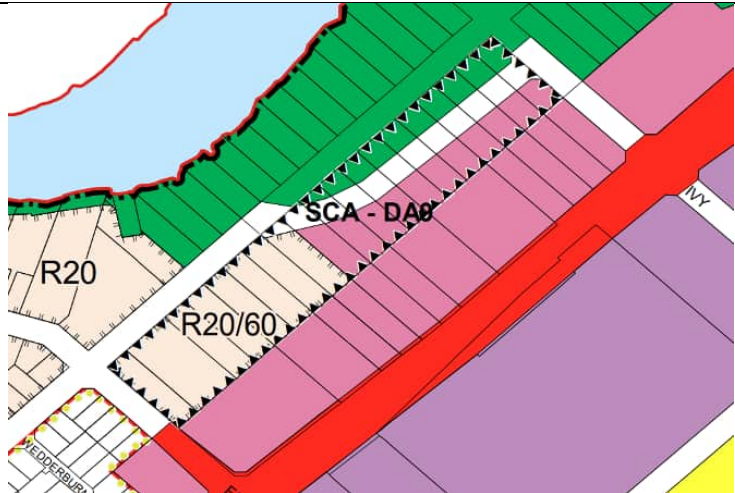
<p>3: Residential and Stables area</p>  <p>LOCAL SCHEME ZONES</p> <ul style="list-style-type: none">Civic and CulturalCommercialIndustrialMixed BusinessMixed UsePlace of Public AssemblyPlace of Public Assembly - ClubPlace of Public Assembly - Place of Public WorshipPlace of Public Assembly - Pre-School CentrePlace of Public Assembly - Private SchoolPlace of Public Assembly - RacecourseResidential (R20 Density Unless Otherwise Shown)Residential and StablesService StationSpecial Development PrecinctTown Centre <p>LOCAL SCHEME RESERVES</p> <ul style="list-style-type: none">Local roadMajor Distribution RoadParks and RecreationWater Supply Sewerage and DrainagePublic Purposes - Ambulance DepotPublic Purposes - Civil Defence	<p>Strategies</p> <ol style="list-style-type: none">1. Facilitate the delivery of a contemporary planning framework which meets the needs of the community.3. Apply appropriate zonings and density codings to land in proximity to transport corridors and activity centres.8. Facilitate the preservation of properties which contain significant heritage values.11. Facilitate higher density development near high frequency public transport stops and stations with an aim to reduce private vehicle reliance.12. Through land use planning and development control, consider the impact of future development on the environment, including potential offsite environmental impacts. <p>Key considerations and opportunities</p> <ul style="list-style-type: none">• The ‘Residential and Stables’ zone is not a model zone within the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>.• There is no formal density coding applied to the land under Local Planning Scheme No. 15 (LPS 15). However, the Scheme contains a minimum lot size requirement of 1,000m² per dwelling. Despite this, a significant number of lots are below the 1000m² requirement. The Scheme also requires open space and setbacks to be in accordance with the R10 density code.• While the area generally contains larger lots, many are deep and narrow. Some lots may have subdivision potential as being more than 2000 sqm in area, however their width would present undesirable development outcomes.• LPS 15 requires that an application for Development Approval for either a stable or a residence must accommodate the potential for both a residence and a minimum of two stables on the lot. The City consistently mandates a 70m² area to be reserved for future stables. This area includes two stables at 28m² each, plus a 14m² tack room, in line with the City’s Consolidated Local Law 2020.• The Consolidated Local Law 2020 mandates that stables must be built at least 6 metres from any dwelling on the same property and 20 metres from any dwelling on an adjacent property. Alongside the LPS 15 requirement to designate a future
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	<p>stables area, this often prevents lots smaller than 1,000m² from meeting these standards. It als</p> <ul style="list-style-type: none"> • Currently, 48.1% of lots which contain a dwelling also contain licenced stables. This number drops to 28.6% for dwellings built after 2001. • Of the total of number of lots that contain licenced stables, 46.4% are currently in use with an average of 3.4 horses present. • Approximately 22.3% of all 'Residential and Stables' zoned lots contain a stable in use. • Changing trends have seen many horse owners/trainers relocate to more rural areas of Perth and regional WA, presumed to be due to rising housing costs in Ascot. • There will be an ongoing need to mitigate conflicts between dwellings and equine activities throughout the precinct. • The 'Residential and Stables' zone benefits from access to strong transport links including connections to Great Eastern Highway. • Perth and Peel @ 3.5 Million encourages high-density mixed use developments adjacent to major urban transport corridors. To ensure an appropriate interface is achieved to development directly abutting Great Eastern Highway, it may be appropriate for a transition area to be established over a portion of the 'Residential and Stables' zone and for a higher density code to be applied. • To manage land use conflict, the application of a higher density code would be subject to ongoing monitoring of the locations of lots which contain active stables licences. • There are several lots which are partly located within the Swan Canning Development Control Area and require consideration of potential environmental impacts.
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		<ul style="list-style-type: none"> The development at 1 Davis Street comprises residential dwellings even though the land is zoned 'Mixed Use'.
Actions:	Zoning	<ol style="list-style-type: none"> Through the preparation of a new local planning scheme, investigate the appropriateness of rezoning lots directly adjoining the Swan River to 'Residential' with no permissibility for equine related uses, aiming to reduce nutrient and organic matter runoff into the Swan River, aligning with the objectives of the Swan Canning River Protection Strategy. Through the preparation of a new local planning scheme, investigate the appropriateness of rezoning 1 Davis Street from Mixed Use to 'Residential' to align with the built form outcome on the site. Through the preparation of a new local planning scheme, investigate the appropriateness of the following for the remainder of land: <ul style="list-style-type: none"> The appropriateness of designating a Special Control Area to manage residential and equine related uses, with a provision requiring development approval for all Single Houses The appropriateness of retaining the non-model 'Residential and Stables' zone and associated scheme provisions; or The appropriateness of introducing a 'Special Use' zone that facilitates but does not require the stabling of horses. Liaise with Perth Racing regarding their future development aspirations and consider the impact this may have on the future zoning of the precinct.
	Residential Density	<ol style="list-style-type: none"> Investigate the appropriateness of applying an R10 density code to the 'Residential and Stables' precinct through the preparation of a new local planning scheme. Monitor the number of active stables within close proximity to Great Eastern Highway. If monitoring uncovers no stables within this area, investigate establishing a transition area by applying an appropriate density code for lots abutting the 'Mixed Use' zone.
	Built Form	<ol style="list-style-type: none"> Review the existing site and development requirements and determine whether any modifications are required for properties currently zoned 'Residential and Stables'. This may include investigating whether or not the requirement for lots to be capable of accommodating stables in the future is retained.


4: Development Area 7	Strategies																						
 <p>LOCAL SCHEME ZONES</p> <table><tr><td> Civic and Cultural</td><td> Place of Public Assembly - Pre-School Centre</td></tr><tr><td> Commercial</td><td> Place of Public Assembly - Private School</td></tr><tr><td> Industrial</td><td> Place of Public Assembly - Racecourse</td></tr><tr><td> Mixed Business</td><td> Residential (R20 Density Unless Otherwise Shown)</td></tr><tr><td> Mixed Use</td><td> Residential and Stables</td></tr><tr><td> Place of Public Assembly</td><td> Service Station</td></tr><tr><td> Place of Public Assembly - Club</td><td> Special Development Precinct</td></tr><tr><td> Place of Public Assembly - Place of Public Worship</td><td> Town Centre</td></tr></table> <p>LOCAL SCHEME RESERVES</p> <table><tr><td> Local road</td><td> Parks and Recreation</td></tr><tr><td> Major Distribution Road</td><td> Water Supply Sewerage and Drainage</td></tr><tr><td> Public Purposes - Ambulance Depot</td><td> Public Purposes - Civil Defence</td></tr></table>	Civic and Cultural	Place of Public Assembly - Pre-School Centre	Commercial	Place of Public Assembly - Private School	Industrial	Place of Public Assembly - Racecourse	Mixed Business	Residential (R20 Density Unless Otherwise Shown)	Mixed Use	Residential and Stables	Place of Public Assembly	Service Station	Place of Public Assembly - Club	Special Development Precinct	Place of Public Assembly - Place of Public Worship	Town Centre	Local road	Parks and Recreation	Major Distribution Road	Water Supply Sewerage and Drainage	Public Purposes - Ambulance Depot	Public Purposes - Civil Defence	<ol style="list-style-type: none">1. Facilitate the delivery of a contemporary planning framework which meets the needs of the community.5. Encourage development of underutilised 'Urban' zoned land.9. Facilitate development overlooking public open spaces to provide surveillance and amenity for residents.10. Encourage sustainable design principles to be incorporated into single house and low-density dwelling developments.
Civic and Cultural	Place of Public Assembly - Pre-School Centre																						
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Public Purposes - Ambulance Depot	Public Purposes - Civil Defence																						
Key considerations and opportunities																							
<ul style="list-style-type: none">• The DA7 Structure Plan will expire on 19 October 2025.• 85-97 Coolgardie Avenue are zoned Residential R20/40 and are no longer located within the Development Area 7 precinct identified by the Scheme.• Lot 602 Coolgardie Avenue is identified in the structure plan as being subject to further investigation and planning. This land is owned by the Department of Planning, Lands and Heritage.• A preliminary geotechnical report identified that Lot 602 requires substantial remediation.• The site is located within the flood fringe and designated bushfire prone area.• There is a conservation category wetland on Lot 602.• Lot 602 is burdened by existing sewer and stormwater infrastructure.• A portion of Lot 602 is within 250m of high frequency bus routes on Great Eastern Highway, and within 800m of Redcliffe train station.• Lot 602 is within the 200m catchment of the Ascot Local Centre.																							

		<ul style="list-style-type: none">Given the above, it may be appropriate for the existing Structure Plan to be revoked, however the requirement for a SP to be prepared to guide future subdivision and development on the land should be retained.
Actions:	Zoning, Residential Density and Built Form <ol style="list-style-type: none">Investigate whether it is appropriate to revoke the existing DA 7 Structure Plan and determine if it is necessary to require the preparation of a new structure plan.Retain the requirement for a structure plan or local development plan for the land in a new local planning scheme.Engage with the Department of Planning, Lands and Heritage with regard to preparation of a planning framework to guide future development of the land.	

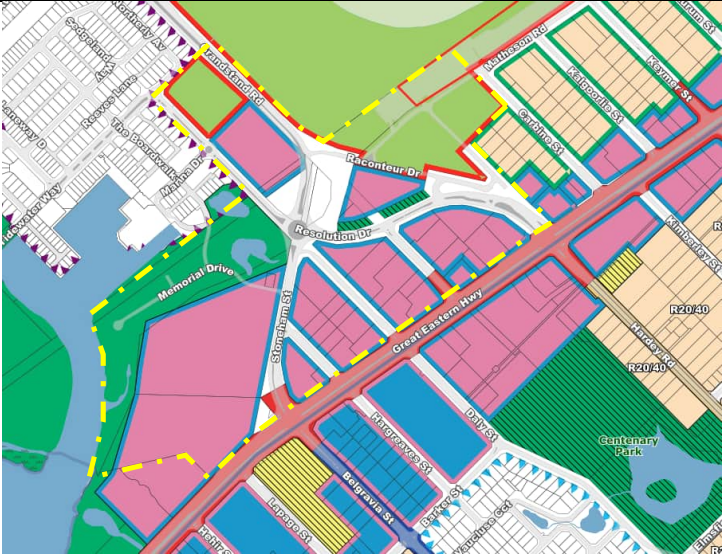
<div><div>5: Development Area 9</div><div></div><div><div><div>LOCAL SCHEME ZONES</div><table><tr><td>CC</td><td>Civic and Cultural</td><td>PSC</td><td>Place of Public Assembly - Pre-School Centre</td></tr><tr><td>CO</td><td>Commercial</td><td>PPS</td><td>Place of Public Assembly - Private School</td></tr><tr><td>IO</td><td>Industrial</td><td>RSC</td><td>Place of Public Assembly - Racecourse</td></tr><tr><td>MB</td><td>Mixed Business</td><td>R20</td><td>Residential (R20 Density Unless Otherwise Shown)</td></tr><tr><td>ML</td><td>Mixed Use</td><td>RS</td><td>Residential and Stables</td></tr><tr><td>PA</td><td>Place of Public Assembly</td><td>SS</td><td>Service Station</td></tr><tr><td>PC</td><td>Place of Public Assembly - Club</td><td>SDP</td><td>Special Development Precinct</td></tr><tr><td>PW</td><td>Place of Public Assembly - Place of Public Worship</td><td>TC</td><td>Town Centre</td></tr></table></div><div><div>LOCAL SCHEME RESERVES</div><table><tr><td>LR</td><td>Local road</td><td>PR</td><td>Parks and Recreation</td></tr><tr><td>MDR</td><td>Major Distribution Road</td><td>WSSD</td><td>Water Supply Sewerage and Drainage</td></tr><tr><td>AD</td><td>Public Purposes - Ambulance Depot</td><td>CD</td><td>Public Purposes - Civil Defence</td></tr></table></div></div></div>	CC	Civic and Cultural	PSC	Place of Public Assembly - Pre-School Centre	CO	Commercial	PPS	Place of Public Assembly - Private School	IO	Industrial	RSC	Place of Public Assembly - Racecourse	MB	Mixed Business	R20	Residential (R20 Density Unless Otherwise Shown)	ML	Mixed Use	RS	Residential and Stables	PA	Place of Public Assembly	SS	Service Station	PC	Place of Public Assembly - Club	SDP	Special Development Precinct	PW	Place of Public Assembly - Place of Public Worship	TC	Town Centre	LR	Local road	PR	Parks and Recreation	MDR	Major Distribution Road	WSSD	Water Supply Sewerage and Drainage	AD	Public Purposes - Ambulance Depot	CD	Public Purposes - Civil Defence	<div><div>Strategies</div><div><div><div>1. Facilitate the delivery of a contemporary planning framework which meets the needs of the community.</div><div>3. Apply appropriate zonings and density codings to land in close proximity to transport corridors and activity centres.</div><div>4. Facilitate ongoing housing choice for the existing and future community which responds to discrepancies between dwelling size and household composition.</div><div>5. Encourage development of underutilised 'Urban' zoned land.</div><div>7. Facilitate medium and high-density infill development which is of a high quality and positively contributes to the streetscape.</div><div>8. Facilitate the preservation of properties which contain significant heritage values.</div><div>11. Facilitate higher density development near high frequency public transport stops and stations with an aim to reduce private vehicle reliance.</div></div></div></div> <div><div>Key considerations and opportunities</div><div><div><div>• Land within the Development Area 9 precinct is subject to the Development Area 9 Structure Plan.</div><div>• The Structure Plan identifies an R20/60 code over land zoned 'Residential'.</div><div>• Lots within Development Area 9 about 'Mixed Use' land fronting Great Eastern Highway. 101 Fauntleroy Avenue to 64 Hay Road are currently assigned a density code of R20/60 under LPS 15</div><div>• The R20/60 code is considered to act as an appropriate transition to the 'Mixed Use' zone fronting Great Eastern Highway.</div><div>• Lots northeast of 64 Hay Road are identified as being subject to future investigation and planning by the Development Area 9 Structure Plan. These were previously reserved for 'Parks and Recreation' under the Metropolitan Region Scheme (MRS).</div><div>• MRS Amendment 1399/57 has transferred Lots 185 to 196 Hay Road and parts of the Ivy Street and Hay Road road reserves from the 'Parks and Recreation' reserve to the 'Urban' zone under the MRS (see image below). The Amendment was gazetted on 14 November 2023.</div></div></div></div>
CC	Civic and Cultural	PSC	Place of Public Assembly - Pre-School Centre																																										
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	<ul style="list-style-type: none">The Development Area 9 Structure Plan is due to expire in 2025. Given an R20/60 code has been applied to land zoned 'Residential' and further investigations are pending for the 'Mixed Use' zoned land, it may be appropriate to let the Structure Plan expire.
Actions:	Zoning, Residential Density and Built Form 1. Investigate whether it is appropriate to let the existing DA 9 Structure Plan expire and determine if it is necessary to require the preparation of a new structure plan.

6: Development Area 10: Ascot Inn (Swan River Hotel)	Strategies
 <p>LOCAL SCHEME ZONES</p> <ul style="list-style-type: none">Civic and CulturalCommercialIndustrialMixed BusinessMixed UsePlace of Public AssemblyPlace of Public Assembly - ClubPlace of Public Assembly - Place of Public WorshipPlace of Public Assembly - Pre-School CentrePlace of Public Assembly - Private SchoolPlace of Public Assembly - RacecourseResidential (R20 Density Unless Otherwise Shown)Residential and StablesService StationSpecial Development PrecinctTown Centre <p>LOCAL SCHEME RESERVES</p> <ul style="list-style-type: none">Local roadMajor Distribution RoadParks and RecreationParks and Recreation - Water Supply Sewerage and DrainagePublic Purposes - Ambulance DepotPublic Purposes - Civil Defence	<p>Strategies</p> <ol style="list-style-type: none">Facilitate the delivery of a contemporary planning framework which meets the needs of the community.Facilitate ongoing housing choice for the existing and future community which responds to discrepancies between dwelling size and household composition.Encourage development of underutilised 'Urban' zoned land.Facilitate development overlooking public open spaces to provide surveillance and amenity for residents.Through land use planning and development control, consider the impact of future development on the environment, including potential offsite environmental impacts.
	<p>Key considerations and opportunities</p> <ul style="list-style-type: none">Numbers 7 and 9 Thompson Street and 1 and 13 Epsom Avenue are designated by LPS 15 as being within Development Area 10 (DA 10). The zoning of this land is 'Mixed Use'.The Swan River Hotel is the primary development in DA 10.Number 9 Thompson Street has recently been developed for a Single House.Number 7 Thompson Street and number 13 Epsom Avenue remain largely vacant are suitable for development. An easement is located adjacent to number 15 Epsom Avenue and 6 Nisbet Street to the benefit of the City of Belmont and the public. The current function of this easement is a horse trail.The DA 10 Structure Plan will expire in October 2025.The approved structure plan contemplates hotel and serviced apartment land uses, and building height of up to four storeys stepping down to two storeys abutting the neighbouring properties.The Mixed Use zoning has allowed for development of short-term accommodation land uses in a high amenity area.


		<ul style="list-style-type: none"> The existing Mixed Use zoning contains permissibility for light industrial and commercial land uses, many of which would be inappropriate for this site.
Actions:	Zoning	<ol style="list-style-type: none"> Investigate the most appropriate zonings for the DA 10 precinct through the preparation of a new local planning scheme. Consider the following approaches: <ul style="list-style-type: none"> Retain the 'Mixed Use' zoning, and review zone objectives and land use permissibilities. Rezone to 'Residential' with Additional Uses of Hotel (P), Restaurant/café (D), and/or other appropriate tourism and hospitality related uses. Rezone 9 Thompson Street to 'Residential', so as to be reflect the zoning of the eastern adjoining lots as proposed by this Strategy. Investigate deleting Special Control Area – Development Area 10 through the preparation of a new local planning scheme and revoking the current DA10 Structure Plan.
	Residential Density	<ol style="list-style-type: none"> Investigate applying an R60 density code to 13 and 1 Epsom Avenue and 7 Thompson Street through the preparation of a new local planning scheme. Investigate applying an R10 density code to 9 Thomson Street to reflect the density of the eastern adjoining lots.
	Built Form	<ol style="list-style-type: none"> Investigate appropriate site and development requirements for 13 and 1 Epsom Avenue and 7 Thompson Street with consideration given to the interface between this land and adjacent land through the preparation of a new local planning scheme.

7: Golden Gateway and Ascot Kilns	Strategies
 <div><p>LOCAL SCHEME ZONES</p><ul style="list-style-type: none">Civic and CulturalCommercialIndustrialMixed BusinessMixed UsePlace of Public AssemblyPlace of Public Assembly - ClubPlace of Public Assembly - Place of Public Worship<p>LOCAL SCHEME RESERVES</p><ul style="list-style-type: none">Place of Public Assembly - Pre-School CentrePlace of Public Assembly - Private SchoolPlace of Public Assembly - RacecourseResidential (R20 Density Unless Otherwise Shown)Residential and StablesService StationSpecial Development PrecinctTown CentreLocal roadMajor Distribution RoadParks and RecreationParks and Recreation - Water Supply Sewerage and DrainagePublic Purposes - Ambulance DepotPublic Purposes - Civil Defence</div>	<ol style="list-style-type: none">1. Facilitate the delivery of a contemporary planning framework which meets the needs of the community.3. Apply appropriate zonings and density codings to land in close proximity to transport corridors and activity centres.4. Facilitate ongoing housing choice for the existing and future community which responds to discrepancies between dwelling size and household composition.5. Encourage development of underutilised 'Urban' zoned land.7. Facilitate medium and high-density infill development which is of a high-quality and positively contributes to the streetscape.10. Encourage sustainable design principles to be incorporated into developments.11. Facilitate higher density development near high frequency public transport stops and stations with an aim to reduce private vehicle reliance.
	<p>Key considerations and opportunities</p> <ul style="list-style-type: none">• The Golden Gateway precinct, highlighted in yellow on the adjacent plan, presents significant opportunities for mixed-use development. It benefits from public transport access and public open space along the Swan River foreshore and the Belmont Trust Land.• Despite its potential, the precinct faces land assembly issues, site access constraints, and significant fragmentation. Additionally, there are no density codes or height controls in place. To address these challenges and guide future development, the Golden Gateway Local Structure Plan has been prepared.• Most of the precinct is zoned 'Mixed Use'. This area is subject to development controls under a structure plan prepared by the City of Belmont.• Land zoned 'Places of Public Assembly' (Perth Racing land) is part of the precinct but is subject to a separate structure planning process.• The Ascot Kilns Site, within the precinct, contains heritage structures of State significance and is currently owned by the Department of Planning Lands and Heritage. A Local Development Plan (LDP) and design guidelines were prepared in 2017 for mixed-use development adjacent to these heritage structures. However,

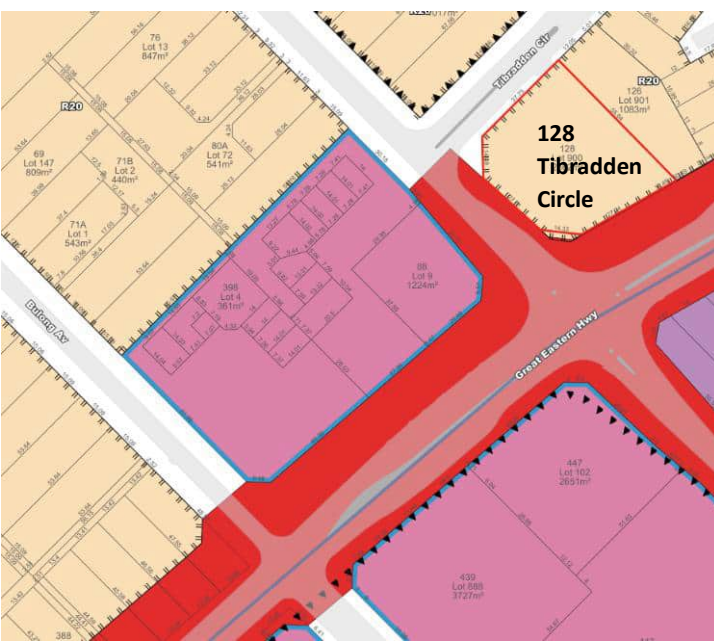
	<p>modifications to the LDP, resolved by the Council, have not yet been progressed by the Department of Planning Lands and Heritage.</p> <ul style="list-style-type: none">• Although the future of Belmont Trust Land is not guided by the Structure Plan and will undergo a separate planning process, it is included in the precinct due to its recreational function for future residents. The Trust Deeds mandate that Belmont Trust Land is used for recreational purposes for the benefit of the community.
Actions:	<p>Zoning, Residential Density and Built Form</p> <ol style="list-style-type: none">1. Progress the Golden Gateway Local Structure Plan and ensure that a new local planning scheme gives statutory effect to the structure plan.2. Advocate with the Department of Planning, Lands and Heritage to progress the Local Development Plan for the Ascot Kilns site.

8: Lots 600 Central Avenue & Lot 601 Coolgardie Avenue	Strategies
 <p>LOCAL SCHEME ZONES</p> <ul style="list-style-type: none"> Civic and Cultural Commercial Industrial Mixed Business Mixed Use Place of Public Assembly Place of Public Assembly : Club Place of Public Assembly : Place of Public Worship Place of Public Assembly : Pre-School Centre Place of Public Assembly : Private School Place of Public Assembly : Racecourse Residential (R20 Density Unless Otherwise Shown) Residential and Stables Service Station Special Development Precinct Town Centre <p>LOCAL SCHEME RESERVES</p> <ul style="list-style-type: none"> Local road Major Distribution Road Parks and Recreation Parks and Recreation : Water Supply Sewerage and Drainage Public Purposes : Ambulance Depot Public Purposes : Civil Defence 	<ol style="list-style-type: none"> Facilitate the delivery of a contemporary planning framework which meets the needs of the community. Facilitate ongoing housing choice for the existing and future community which responds to discrepancies between dwelling size and household composition. Encourage development of underutilised 'Urban' zoned land. Facilitate medium and high-density infill development which is of a high-quality and positively contributes to the streetscape. Through land use planning and development controls, consider the impact of future development on the environment, including potential offsite environmental impacts.
	<p>Key considerations and opportunities</p> <ul style="list-style-type: none"> Two large, vacant land holdings which are currently held by the Department of Planning, Lands and Heritage. Current R20 coding encourages subdivision rather than coordinated development. Soil conditions and geotechnical stability is currently unknown and will require investigation prior to development or subdivision. The sites have high amenity, being in close proximity to the Swan River and large regional open space and are located within 800m (10-minute walkable distance) of Redcliffe Station. The high amenity and proximity to the local centre and public transport routes may support medium density (R25-R40) residential development. The lots are partially located within the Great Eastern Highway transport noise corridor and are in a bushfire prone area. The corner lot provision would enable the sites to be subdivided at R30.

		<ul style="list-style-type: none">• Subdivision of the sites into vacant lots with no control of built form and vehicle access locations could result in poor amenity outcomes.
Actions:	Residential Density	1. Investigate the potential for up-coding Lots 600 & 601 from R20 to R40 through the preparation of a new local planning scheme.
	Built Form	2. Engage with the Department of Planning, Lands and Heritage regarding the development of the land, and advocate for a Local Development Plan to be prepared to guide coordinated development rather than subdivision into vacant lots.

9: Perth Central Caravan Park	Strategies
 <p>LOCAL SCHEME ZONES</p> <ul style="list-style-type: none"> Civic and Cultural Commercial Industrial Mixed Business Mixed Use Place of Public Assembly C Place of Public Assembly : Club W Place of Public Assembly : Place of Public Worship PSC Place of Public Assembly : Pre-School Centre PPS Place of Public Assembly : Private School RC Place of Public Assembly : Racecourse Residential (R20 Density Unless Otherwise Shown) Residential and Stables Service Station Special Development Precinct TC Town Centre <p>LOCAL SCHEME RESERVES</p> <ul style="list-style-type: none"> Local road Major Distribution Road Parks and Recreation Parks and Recreation : Water Supply Sewerage and Drainage AD Public Purposes : Ambulance Depot C Public Purposes : Civil Defence 	6. Balance the delivery of sufficient permanent housing supply with short-term rental accommodation.
	<p>Key considerations and opportunities</p> <ul style="list-style-type: none"> The caravan park and caretakers' residence have an overall landholding of 13,626 square metres. Caravan Park is an 'X' use in the Residential zone, and the site has recognised non-conforming use rights. The lots are partially located within the Tonkin Highway and Great Eastern Highway transport noise corridor. The flood fringe extends into the site, and it is within a designated bushfire prone area. The State's strategic planning framework (Planning for Tourism Position Statement) outlines that planning frameworks should preserve caravan parks (however it is unclear if the WAPC's position extends to metropolitan parks). Non-conforming use provisions in the local planning scheme do present an added planning layer to any proposals to develop the site. The provisions also provide the potential for a change of use to another 'X' use, which could result in an undesirable outcome should the site be redeveloped.

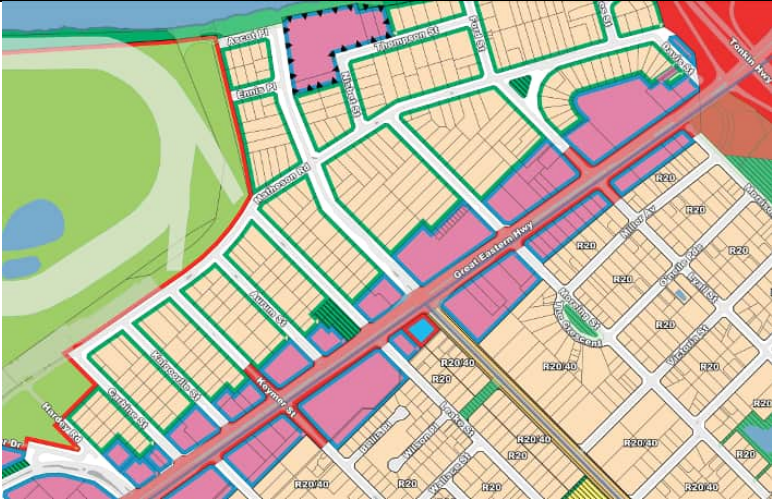
Actions:	Zoning	1. Retain the existing zoning and identify Caravan Park as a 'A' Additional Use through the preparation of a new local planning scheme.	
	Built Form	2. Investigate the inclusion of a provision in a new local planning scheme to give statutory weight to R-Codes development standards for the caravan park land use and non-dwelling uses within the 'Residential' zone.	

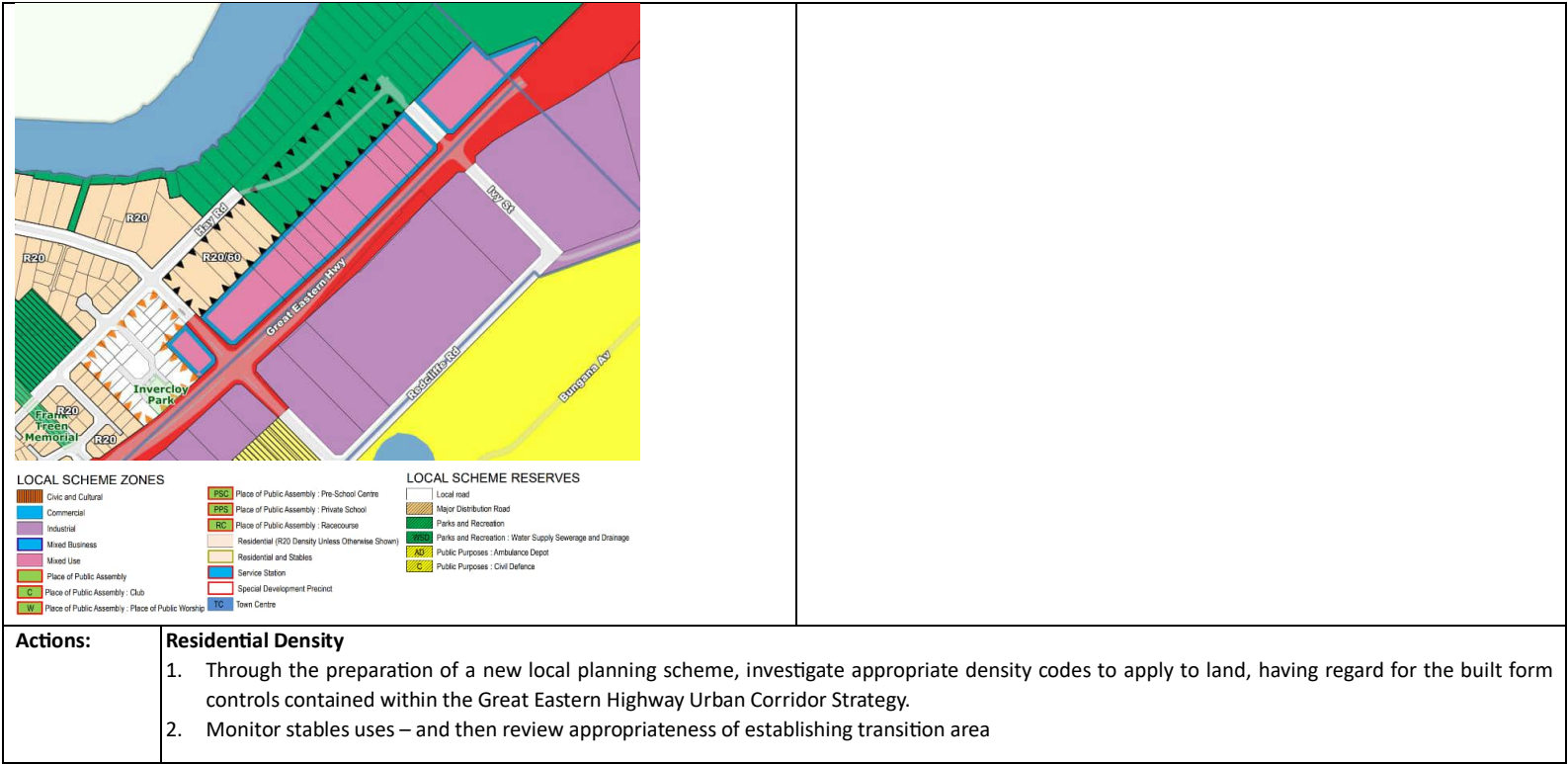
10: Ascot Local Centre	Strategies																						
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	<p>Key considerations and opportunities</p> <ul style="list-style-type: none">• The local centre has fragmented ownership due to strata titling, consists of a single storey building with extensive at-grade parking areas, and lacks a density coding under LPS 15.• The local centre is currently zoned Mixed Use, with an additional use of Shop (up to maximum of 300m² floor area).• The City's Activity Centre Planning Strategy states that an R-AC1 or R-AC0 density code may be appropriate to apply to the centre. State Planning Policy 7.3 Residential Design Codes Volume 2 – Apartments designates that an R-AC1 residential density coding is suitable for high density urban centres. With the exception of the side and rear boundary setback provisions, the R-AC1 development requirements are considered appropriate for this Centre. If an R-AC1 density code is applied, the rear and side boundary setback provisions should be amended to achieve an appropriate interface between the centre and the adjoining low scale residential development.• Alternatively, it may be appropriate for a site-specific planning framework to be prepared to guide future development. To enable this, an R-AC0 density code would need to be applied to the centre.• Land surrounding the Centre to the north of Great Eastern Highway is predominantly zoned 'Residential' with a density code of R20.• The site on the opposite side of Coolgardie Avenue has been developed for a childcare centre.																						

	<ul style="list-style-type: none"> • 128 Tibbradden Circle has an additional use over it (A12) which provides for a density bonus up to R40 subject to the development addressing noise attenuation requirements and providing a high standard of design. Noting that development has already been undertaken on this land at the R40 density code, it may be appropriate to apply an R40 density coding through the preparation of a new local planning scheme. • Although a relatively low density of 9.15 dwellings per urban zoned hectare has been achieved within 200m of the centre, it is currently considered inappropriate to upcode the adjacent residential area. This is primarily due to the centres specialised function, which does not cater to daily/convenience needs. If the Centre undergoes redevelopment, it may be suitable to reassess the surrounding density codes at that time. • The local centre's walkable catchment contains existing greenfield (vacant Coolgardie Avenue lots) and infill (Development Area 6 (DA6) and Development Area 7 (DA7)) development opportunities. • On the northern side of Great Eastern Highway, the centre is surrounded by low density dwellings, generally single houses. On the opposite side of GEH, the centre adjoins DA6. 						
Actions:	<table border="1"> <tr> <td data-bbox="445 908 526 930">Zoning</td><td data-bbox="526 908 1908 959">1. Investigate the appropriateness of rezoning land within the centre to 'Local Centre' through the preparation of a new local planning scheme.</td></tr> <tr> <td data-bbox="445 959 633 981">Residential Density</td><td data-bbox="526 959 1908 1070">2. Investigate whether it is appropriate to introduce a residential density code of R-ACO or R-AC1 over Ascot Local Centre through the preparation of a new local planning scheme. 3. Investigate the appropriateness of retaining the existing R20 density coding surrounding the local centre.</td></tr> <tr> <td data-bbox="445 1070 551 1093">Built Form</td><td data-bbox="526 1070 1908 1158">4. Consider specific site and development requirements for the local centre through the preparation of a new local planning scheme. This may be in the form of a Local Planning Policy.</td></tr> </table>	Zoning	1. Investigate the appropriateness of rezoning land within the centre to 'Local Centre' through the preparation of a new local planning scheme.	Residential Density	2. Investigate whether it is appropriate to introduce a residential density code of R-ACO or R-AC1 over Ascot Local Centre through the preparation of a new local planning scheme. 3. Investigate the appropriateness of retaining the existing R20 density coding surrounding the local centre.	Built Form	4. Consider specific site and development requirements for the local centre through the preparation of a new local planning scheme. This may be in the form of a Local Planning Policy.
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Residential Density	2. Investigate whether it is appropriate to introduce a residential density code of R-ACO or R-AC1 over Ascot Local Centre through the preparation of a new local planning scheme. 3. Investigate the appropriateness of retaining the existing R20 density coding surrounding the local centre.						
Built Form	4. Consider specific site and development requirements for the local centre through the preparation of a new local planning scheme. This may be in the form of a Local Planning Policy.						

11: Eastern Ascot	Strategies
	<ol style="list-style-type: none">1. Facilitate the delivery of a contemporary planning framework which meets the needs of the community.4. Facilitate ongoing housing choice for the existing and future community which responds to discrepancies between dwelling size and household composition.9. Facilitate development overlooking public open spaces to provide surveillance and amenity for residents.
	<p>Key considerations and opportunities</p> <ul style="list-style-type: none">• Existing densities and lot sizes provide for some small-scale subdivisions to occur (i.e. one-two lots).• The area has high amenity as it is in close proximity to the Swan River foreshore and significant regional open space.• Some of the area has good access to public transport with high frequency bus services along Great Eastern Highway, and in close proximity to Redcliffe Train Station.• Much of the area is subject to transport noise and bushfire considerations.• Lots along Fauntleroy Avenue are subject to a ‘Parks and Recreation’ reserve for the Swan River foreshore.• Density increases within the area are likely to result in battleaxe subdivisions with smaller lot sizes, which would be an undesirable built form outcome.• There are disused rights-of-way between Kanowna and Coolgardie Avenues with varied landowners and land tenures.• 382-396 Great Eastern Highway are subject to road widening, and all but one lot are owned by Main Roads WA.• 126 Tibbradden Circle, formerly part of a larger lot encompassing number 128, is permitted a density bonus up to R40 by an Additional Use under LPS 15.• There is a significant surplus of public open space for the suburb.

Actions:	Residential Density
	1. Investigate upcoding 128 Tibbradden Circle from R20 to R40 through the preparation of a new local planning scheme.
	Other
	2. Coordinate with the City’s internal departments to investigate and resolve the disused rights-of-way between Kanowna Avenue and Coolgardie Avenue.

12: Great Eastern Highway Corridor	Strategies
 <p>LOCAL SCHEME ZONES</p> <ul style="list-style-type: none">Civic and CulturalCommercialIndustrialMixed BusinessMixed UsePlace of Public AssemblyPlace of Public Assembly - ClubPlace of Public Assembly - Place of Public WorshipTown Centre <p>LOCAL SCHEME RESERVES</p> <ul style="list-style-type: none">Local roadMajor Distribution RoadParks and RecreationParks and Recreation - Water Supply Sewerage and DrainagePublic Purposes - Ambulance DepotPublic Purposes - Civil Defence	<p>1. Facilitate the delivery of a contemporary planning framework which meets the needs of the community.</p> <p>3. Apply appropriate zonings and density codings to land in close proximity to transport corridors and activity centres.</p> <p>7. Facilitate medium and high-density infill development which is of a high-quality and positively contributes to the streetscape.</p> <p>11. Facilitate higher density development near high frequency public transport stops and stations with an aim to reduce private vehicle reliance.</p>
	<p>Key considerations and opportunities</p> <ul style="list-style-type: none">Lots along Great Eastern Highway have good accessibility with the corridor providing access to the Perth CBD, Perth Airport, and connections to other major regional roads. The corridor contains a number of high frequency bus routes providing access to the Perth CBD, Perth Airport, Midland, and the Redcliffe Train Station.The Central Sub-Regional Planning Framework identifies urban corridors that should be the focus for increased residential densities, and the potential to provide a transition area between high density developments and existing low density neighbourhoods.Currently LPS 15 provides little guidance for residential development in the 'Mixed Use' zone and does not specifically allocate residential density codes. Clause 4.2.3 of LPS 15 requires a residential density code to be assigned having regard to the density code of adjoining properties.This approach is inconsistent with Perth and Peel @ 3.5 Million which encourages high-density mixed use developments adjacent to major urban transport corridors.The City has prepared a strategic planning framework for the corridor. The Urban Corridor Strategy identifies several lots as being 'Activity Nodes' and the balance as 'Activity Corridor'. The Strategy envisages active commercial land uses on ground floors, with upper floors containing permanent residential, transient residential, offices and other commercial uses.



Appendix 1 - Population and Housing Characteristics

Population

In 2021, Ascot had a population of 3,095 people. which represents a population density of 838 people per square kilometre. From 2011 to 2021, Ascot’s population increased by 827 people or 36.4%. Forecasts undertaken by Forecast id predict that by 2041 Ascot’s population will increase to 4,925 people and have a density of 1,334.7 persons per square kilometre.

Age Structure

In 2021, Ascot, when compared to the City of Belmont, exhibited distinct differences in age demographics. Ascot had a lower proportion of people in the younger age groups (under 24) and a higher proportion of people in the older age groups (50+). The largest age group in Ascot was the 60 to 64 year olds, accounting for a significant portion of the population (8.1%), with those aged 64 years and above making up 22%, and those 15 and under comprising 11.8% of the total population (see Figure 1).

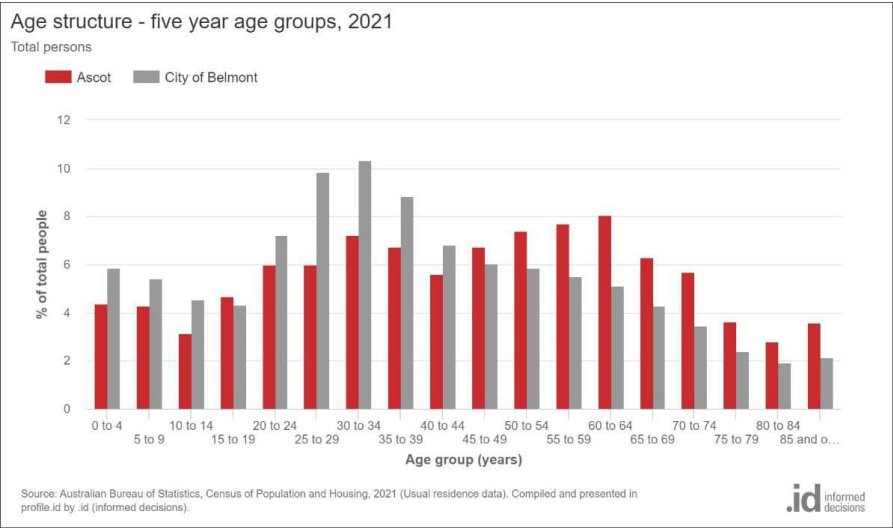


Figure 1 – Age Structure – Five Year Age Groups (2021) (.id 2024)

There were several major differences between Ascot and the City of Belmont local government area in terms of age distribution:

- Ascot had a larger percentage of persons aged 60 to 64 (8.1% compared to 5.1% in the City of Belmont).
- Ascot had a larger percentage of persons aged 70 to 74 (5.7% compared to 3.5% in the City of Belmont).
- Ascot had a smaller percentage of persons aged 25 to 29 (6.0% compared to 9.9% in the City of Belmont).
- Ascot had a smaller percentage of persons aged 30 to 34 (7.2% compared to 10.3% in the City of Belmont).

These differences highlight Ascot exhibiting a higher proportion of older individuals and a lower proportion of younger individuals compared to the City as a whole.

Between 2011 and 2021, the largest changes in age structure occurred in the following age groups:

- 70 to 74 (+105 persons)
- 65 to 69 (+94 persons)
- 30 to 34 (+93 persons)
- 85 and over (+89 persons)

It is important to highlight that these increases were primarily observed in the older age groups. One contributing factor to this trend may be the opening of the CraigCare Ascot Waters Aged Care Facility. Forecasts for the period between 2021 and 2031 indicate that the age structure of Ascot will continue to exhibit growth primarily in the older age groups. Specifically, there is projected to be a 45.9% increase in the population of retirement age. The largest increase in persons between 2021 and 2031 is also expected to occur in the age group of 75 to 79 years, with an anticipated 82 individuals, accounting for 5.1% of the total population.

Family Structure

In 2021, the dominant household type in Ascot was couples without children, accounting for 33% of all households. Ascot had a comparable proportion of couple families with children to the City of Belmont, but a lower proportion of one-parent families. Specifically, 22.3% of total families in Ascot were couple families with children, while 6.2% were one parent families, compared to 22.4% and 9.3% respectively for the City of Belmont.

Ascot also had a lower percentage of lone person households compared to the City of Belmont, and a higher percentage of couples without children. Lone person households constituted 23.7% of total households in Ascot, whereas in the City of Belmont, they represented 31.1% of households. Conversely, couples without children accounted for 33% of households in Ascot, which was higher than the 23.9% observed in the City of Belmont (refer to **Figure 2**).

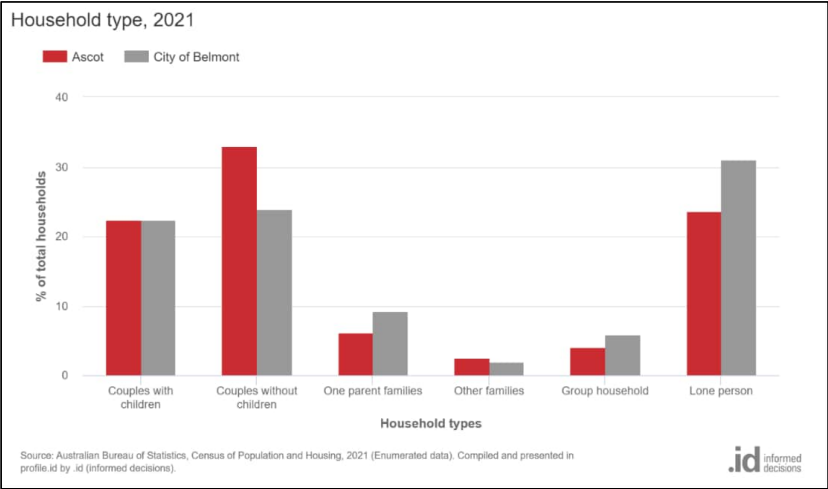


Figure 2 – Household Type (2021) (.id 2024)

The largest increases between 2011 and 2021 in Ascot were observed in lone person households (+118 households) and couples without children (+116 households) (refer to **Figure 3**).

Forecasts for the period between 2021 and 2031 indicate that the largest increase will be in couples without children, projected to grow by 117 households and account for 38.2% of all households. The second largest increase will occur in lone person households followed by couple families with children. Forecasts suggest that by 2041, households types in Ascot will increase as follows (refer to **Figure 4**):

- 836 (38%) couples without children (+341 households)
- 614 (27.9%) lone person households (+268 households)
- 464 (21.1%) couples with children (+143 households)
- 121 (5.5%) one parent family (+43 households)
- 101 (4.6%) group households (+341 households)
- 64 (2.9%) other families (+22 households)

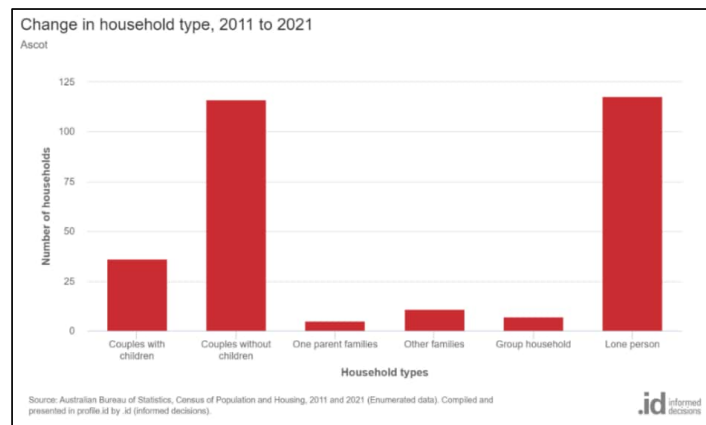


Figure 3 – Change In Household Type (2011-2021)) (.id 2024)

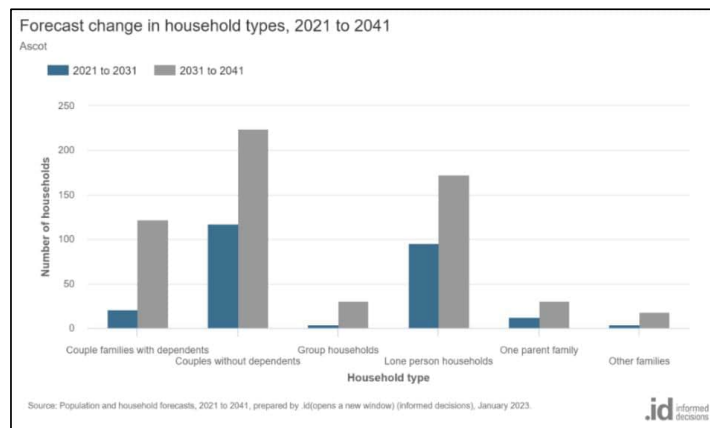


Figure 4 – Forecast Change in Household Types 2021 to 2041 (.id 2024)

Dwelling Structure

In 2021, Ascot comprised 70.1% separate houses, 12.9% semi-detached/row/terrace house/ townhouses, 15.5% flats or apartments, and 0.8% other dwellings. Between 2011 and 2021, Ascot experienced the greatest growth in flat/apartment and townhouse typologies. As shown in **Table 2**, an additional 109 apartments/flats and additional 105 townhouse style dwellings were delivered in the suburb during this period. However, there were also an additional 92 separate houses constructed between 2011 and 2021.

Dwelling types are similar between Ascot and the City of Belmont local government area, however the largest change was in Ascot having 12.9% of semi-detached/row or terrace house/townhouse dwellings, whilst the City of Belmont had 20.3%.

It is expected that there will continue to be increases in the number of flats/apartments and townhouses delivered within Ascot, as development occurs within precincts such as Golden Gateway.

Ascot – Dwellings (Enumerated)	2021			2011			Change
Dwelling type	Number	%	City of Belmont %	Number	%	City of Belmont %	2011 to 2021
Separate house	814	70.1	65	722	84.6	73	+92
Semi-detached, row or terrace house, townhouse etc.	150	12.9	20.3	45	5.3	15.1	+105
Flat or apartment	180	15.5	14.4	71	8.3	11.6	+109
Other	9	0.8	0.1	15	1.8	0.1	-6
Total Private Dwellings	1,153	100.0	100.0	853	100.0	100.0	+300

Table 2: Dwelling Structure 2011-2021 (ABS 2024)

Number of Bedrooms

In 2021, the number of bedrooms within dwellings in Ascot differed from that in the City of Belmont, with fewer dwellings having 2 bedrooms or less, and a greater number having 4 bedrooms or more. Specifically, within Ascot 20.9% of houses had two bedrooms or less, and 36% had 4 or more, compared to 27.5% and 24.2% for the City of Belmont respectively. The dominant bedroom size was three-bedroom dwellings in Ascot at 42.4%.

As shown in **Figure 5**, the notable differences between the number of bedrooms per dwelling in Ascot and the City of Belmont are as follows:

- Ascot contains a larger percentage of 4 bedroom dwellings (30.7% compared to 21.4%)
- Ascot contains a larger percentage of 5 or more bedroom dwellings (5.3% compared to 2.7%)
- Ascot has a smaller percentage of 2 bedroom dwellings (13.3% compared to 19.8%)
- Ascot has a smaller percentage of 3 bedroom dwellings (37.0% compared to 42.4%)

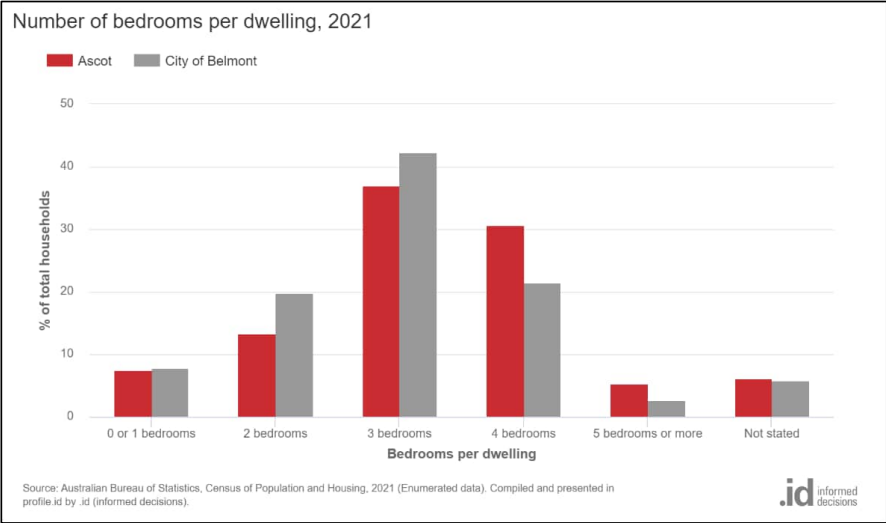


Figure 5 – Number of bedrooms per dwelling – Ascot and City of Belmont (.id 2024)

Although the average household size has been and is forecast to continue declining (currently at approximately 2.2 as shown in **Figure 6**), the largest increase in number of bedrooms per dwelling in Ascot between 2011 and 2021 was in four-bedroom dwellings as shown in **Figure 7**.

In addition, lone person households comprised 26% of all households in Ascot despite only 7.6% of households having one bedroom. This indicates a clear discrepancy between the number of bedrooms and the size of households in Ascot.

It is anticipated that this discrepancy will persist, especially considering the projected increases in lone person households. To address this issue, it is important to promote a diverse range of dwelling types, including single bedroom dwellings, within the suburb. This will help cater to the specific housing needs and preferences of Ascot’s residents.

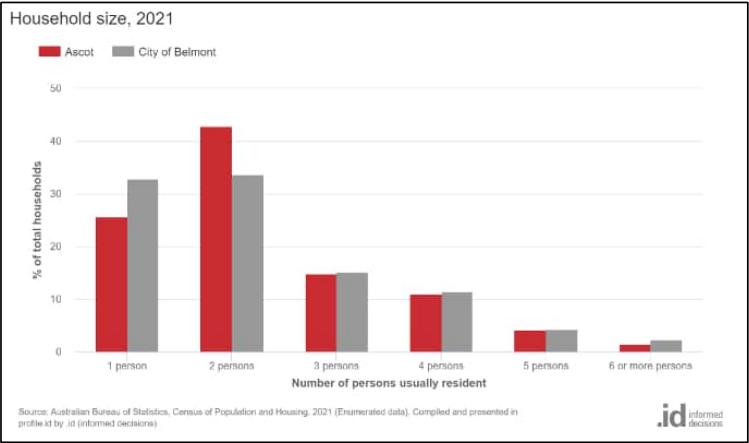


Figure 6 – Household Size – Ascot and City of Belmont (.id 2024)

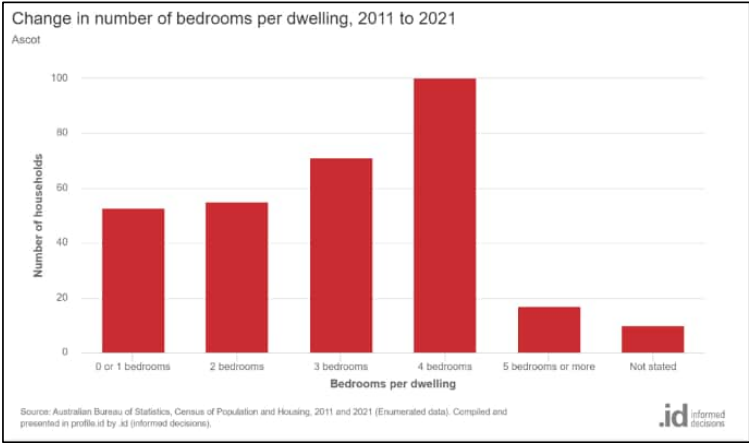


Figure 7 – Change in number of bedrooms 2011-2021 (.id 2024)

PART 2

Belmont

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Snapshot – Population and Dwellings

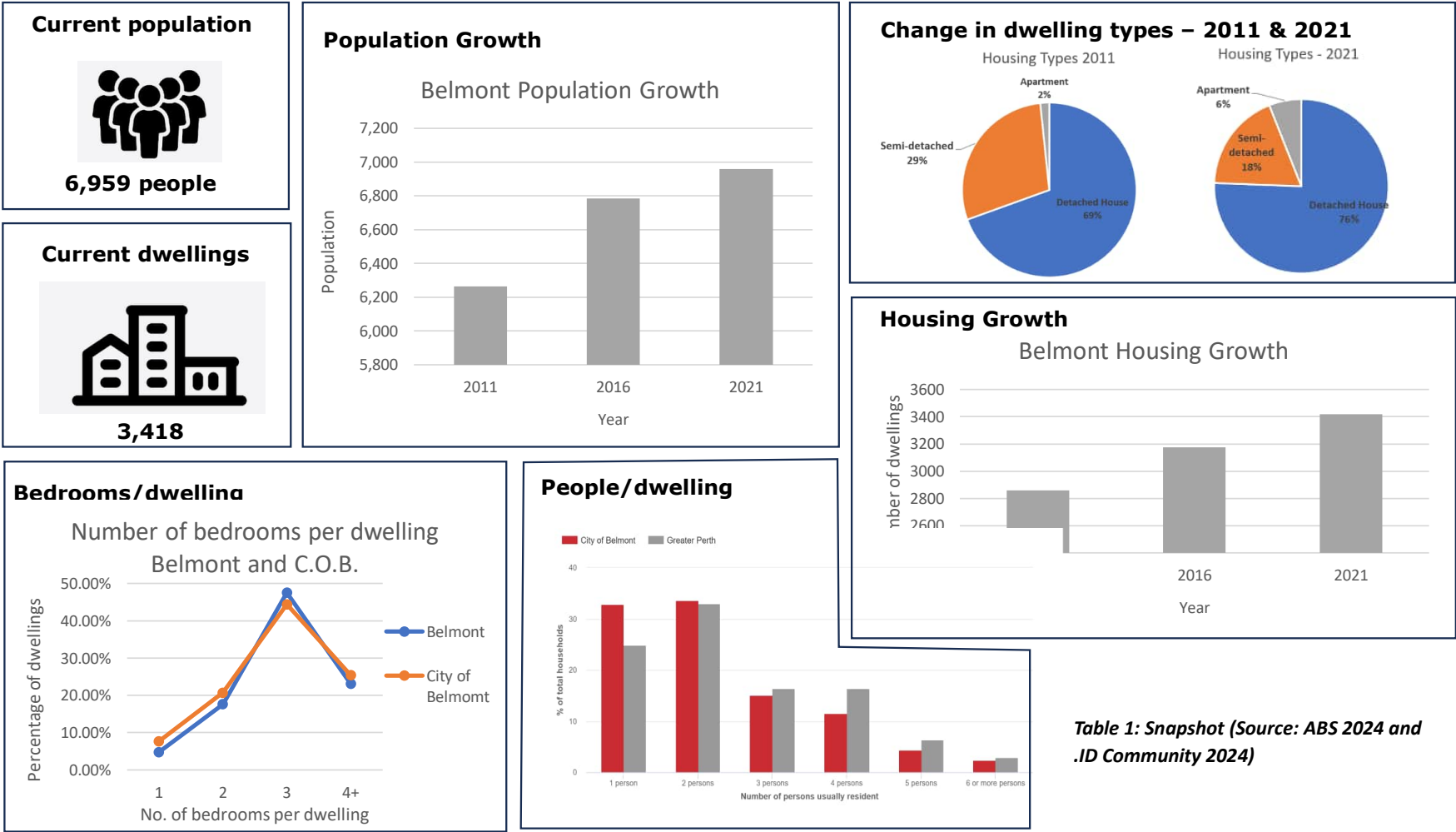


Table 1: Snapshot (Source: ABS 2024 and .ID Community 2024)

Belmont Overview

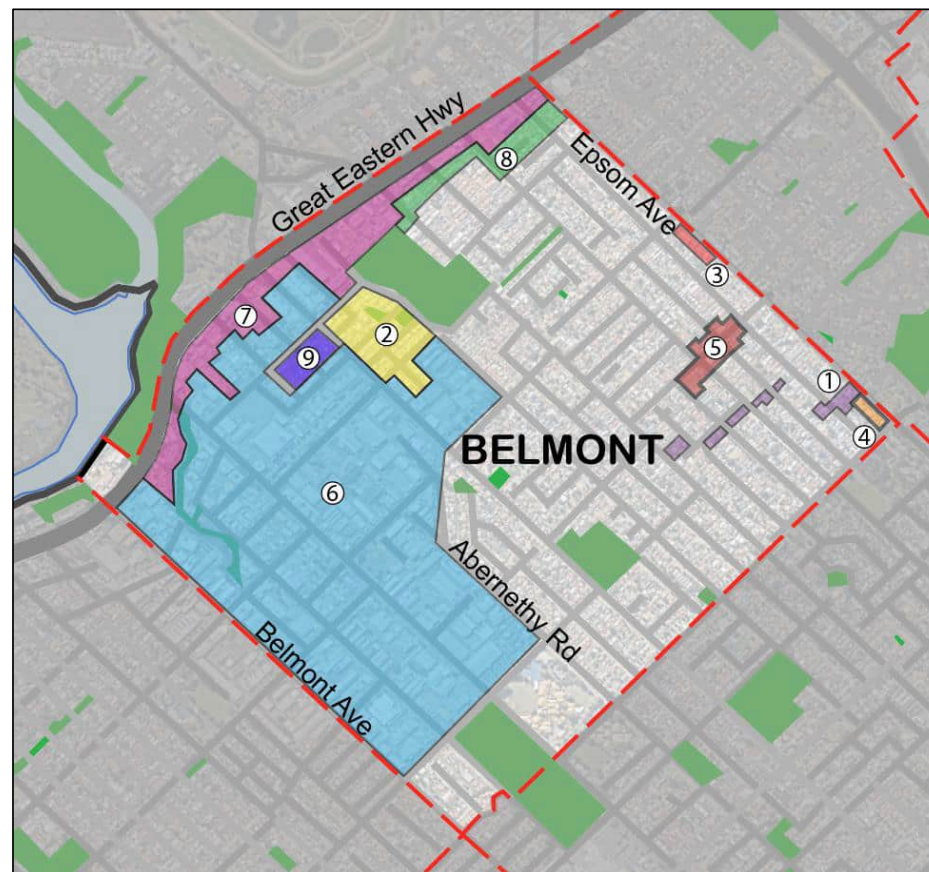
Location and Focus Areas

The suburb of Belmont comprises an area of 4.38 square kilometres and is generally bound by Great Eastern Highway in the north, Epsom Avenue in the east, Sydenham Street in the south and Belmont Avenue in the west.

There are 9 key focus areas within the suburb of Belmont that will be analysed as part of this Local Housing Strategy, These include:

1. Perth Airport Buffer
2. Belgravia Residential Estate
3. Epsom Avenue Local Centre
4. Belmay Local Centre
5. Belvidere Street Neighbourhood Centre
6. Belmont Business Park – Mixed Business Zone
7. Great Eastern Highway Corridor
8. Belmont Corridor Transition Area
9. Belgravia/Barker Streets Policy Area

Land outside of these focus areas will be discussed more broadly in the city-wide section of the Local Housing Strategy or within a specific other suburb.



Key Features

Connectivity

- Belmont has road and vehicle access facilitated through Great Eastern Highway and Abernethy Road.
- Good access to public transport including the 998/999 circle route which traverses Hardey Road and Wright Street.
- Public transport routes provide connections to adjacent local government areas, Redcliffe Train Station, and Elizabeth Quay among others.
- Belmont contains extensive bicycle and pedestrian paths. These include shared paths along Belmont Avenue, Abernethy Road and Fairbrother Street. Bicycle routes are also located along Knutsford Avenue, Alexander Road, Daly Street, and Barker Street.

Centres and Services

- There are four activity centres within the suburb of Belmont. These include:
 - Epsom Avenue Local Centre
 - Belmay Local Centre
 - Belvidere Street Neighbourhood Centre
 - Belmont Business Park Specialised Centre
- Epsom Avenue Local Centre and Belvidere Street Neighbourhood Centre provide a high level of convenience goods and services.
- Belmay Local Centre currently provides a limited range of goods and services with the sole retail tenancy being a liquor store.
- The Belmont Business Park is a significant employment and activity generator, comprising a wide variety of land uses.
- The Belmont Primary School is located within the suburb and is bound by Great Eastern Highway, Belgravia Street, Barker Street and Lapage Street.

Public Open Space

- Belmont has the highest proportion of residential properties (36%) required to travel further than 400m to access any Public Open Space (POS).
- At least 2.3% of residential properties within Belmont are further than 700m from any POS. The City's Public Open Space Strategy proposes investigating opportunities to develop additional POS areas, aiming to increase the number of residential properties located within 400 metres of POS. This could be achieved either by acquiring additional land or repurposing existing property owned by the City.

Development Patterns

- Belmont's residential development mainly occurred in the 1980s and 1990s, with smaller amounts from the 1960s-70s and earlier periods.
- The suburb has experienced moderate growth between 2011 and 2021 (approximately 18%, compared to 26.4% for the City of Belmont).
- Belmont currently contains 2,334 residential lots. Of these, 512 lots, based on their size and width, have the capacity for infill development. However, it is important to recognise that not all landowners may choose to pursue further development of their properties.

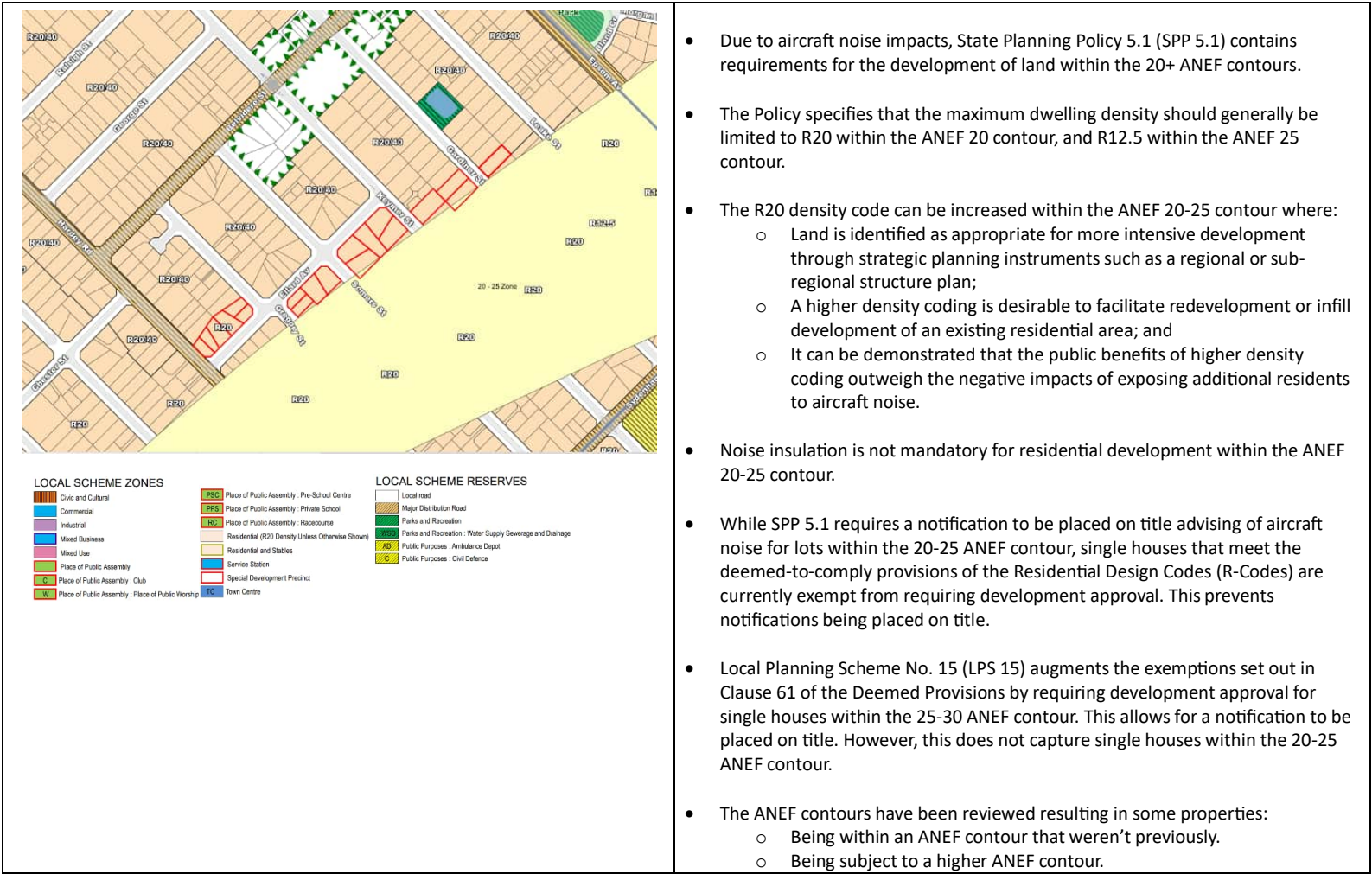
Suburb Wide Actions

Suburb wide actions for the suburb of Belmont have been prepared based on information from the Key Features section, the Focus Area Summary Table, and Appendix 1 – Population and Housing Characteristics. By integrating these sources, actions were developed to facilitate and support the development of future housing within Belmont.


<ul style="list-style-type: none">• Through the implementation of the City’s Public Open Space Strategy, investigate additional opportunities for public open space through acquiring additional land or repurposing existing property owned by the City.• Encourage a variety of housing options to cater to the evolving needs of the community, especially with Belmont’s projected rise in single person households, and the current prevalence of dwellings with four bedrooms or more.	<ul style="list-style-type: none">• Promote alternative transport modes, such as public transport and active travel, to reduce reliance on private vehicles.
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Focus Areas

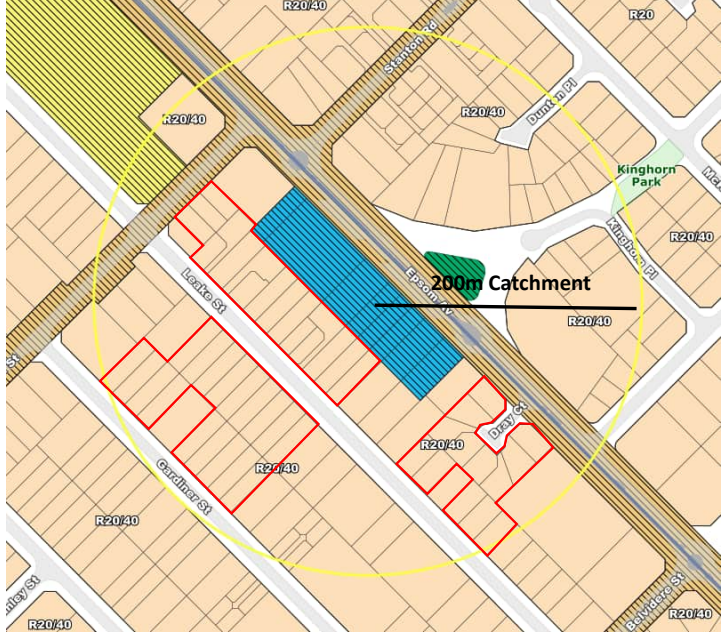
<p>1: Perth Airport Buffer</p>	<p>Strategies</p> <ol style="list-style-type: none">2. Protect residential development from inappropriate land uses and conversely protect non residential land uses from encroachment of residential development.3. Apply appropriate zonings and density codings to land in close proximity to transport corridors and activity centres.5. Encourage development of underutilised 'Urban' zoned land. <p>Key Considerations and Opportunities</p> <ul style="list-style-type: none">A portion of the 20-25 Australian Noise Exposure Forecast (ANEF) Noise Contour associated with Perth Airport is located within the suburb of Belmont. This is shown in Figure 2 below:
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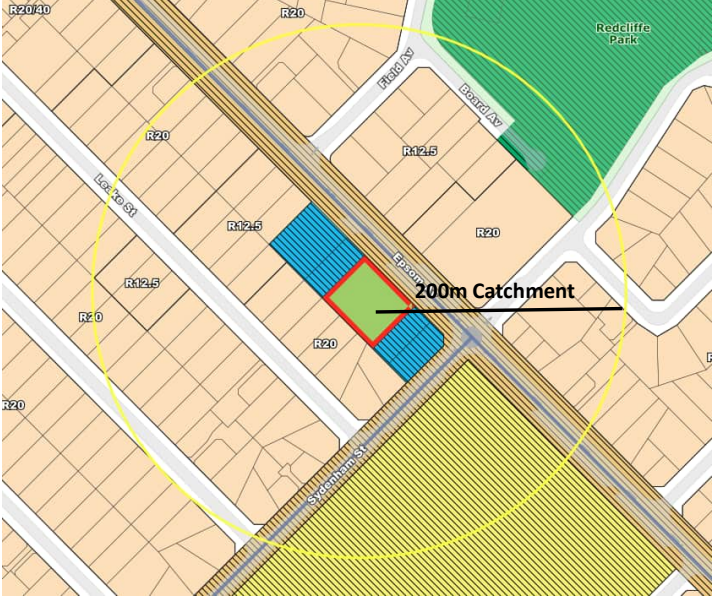
	<ul style="list-style-type: none"> ○ Being subject to a lower ANEF contour or outside the ANEF contour. • Belmont contains 10 lots with an R12.5 density code that were previously within the 25-30 ANEF contour. Following a review, these lots are now located within the ANEF 20-25 contour. This change presents an opportunity to increase the density code to R20, aligning it with the adjacent land. Although this would not allow for additional subdivision (as all lots are 850m²), it would offer greater development flexibility. <p>The 2011 Local Housing Strategy included an initiative to upcode land within a 400m walkable distance from local and neighbourhood centres, such as the Belvidere Street neighbourhood centre. This area was previously affected by the 20 ANEF contour to the southeast. However, as these lots (outlined in red on the adjacent plan) are now outside the noise contour, their density code should be reviewed.</p> <ul style="list-style-type: none"> • It is appropriate to increase the code of existing R20 lots within the block bordered by Gregory Street, Belvidere Street, Hardey Road, and Ellard Avenue to match the zoning of other lots in the area. The R20 code for other lots should stay the same to keep consistency with the surrounding blocks, especially since some have already been developed at the R20 code. 				
Actions:	<table border="1"> <tr> <td data-bbox="499 904 568 927">Zoning</td><td data-bbox="568 904 1897 986"> 1. Through the preparation of a new local planning scheme, investigate whether it is appropriate to establish a Special Control Area with provisions that require lodgement of development applications to support the implementation of SPP 5.1. </td></tr> <tr> <td data-bbox="499 986 685 1008">Residential Density</td><td data-bbox="568 986 1897 1153"> 2. Through the preparation of a new local planning scheme, investigate the appropriateness of: <ul style="list-style-type: none"> - Upcoding existing R12.5 coded lots at No. 228-232 Epsom Avenue, 202-207 and 209 Leake Street to R20 - Upcoding existing R20 lots within the street block bound by Gregory Street, Belvidere Street, Hardey Road and Ellard Avenue to align with the density code of other lots within the block. - Retaining the R20 density code for all other R20 lots previously within the 25-30 ANEF contour. </td></tr> </table>	Zoning	1. Through the preparation of a new local planning scheme, investigate whether it is appropriate to establish a Special Control Area with provisions that require lodgement of development applications to support the implementation of SPP 5.1.	Residential Density	2. Through the preparation of a new local planning scheme, investigate the appropriateness of: <ul style="list-style-type: none"> - Upcoding existing R12.5 coded lots at No. 228-232 Epsom Avenue, 202-207 and 209 Leake Street to R20 - Upcoding existing R20 lots within the street block bound by Gregory Street, Belvidere Street, Hardey Road and Ellard Avenue to align with the density code of other lots within the block. - Retaining the R20 density code for all other R20 lots previously within the 25-30 ANEF contour.
Zoning	1. Through the preparation of a new local planning scheme, investigate whether it is appropriate to establish a Special Control Area with provisions that require lodgement of development applications to support the implementation of SPP 5.1.				
Residential Density	2. Through the preparation of a new local planning scheme, investigate the appropriateness of: <ul style="list-style-type: none"> - Upcoding existing R12.5 coded lots at No. 228-232 Epsom Avenue, 202-207 and 209 Leake Street to R20 - Upcoding existing R20 lots within the street block bound by Gregory Street, Belvidere Street, Hardey Road and Ellard Avenue to align with the density code of other lots within the block. - Retaining the R20 density code for all other R20 lots previously within the 25-30 ANEF contour. 				

2: Belgravia Residential Estate	Strategies
 <div data-bbox="342 970 976 1118"><p>LOCAL SCHEME ZONES</p><ul style="list-style-type: none">Civic and CulturalCommercialIndustrialMixed BusinessMixed UsePlace of Public AssemblyPlace of Public Assembly - ClubPlace of Public Assembly - Place of Public Worship<p>LOCAL SCHEME RESERVES</p><ul style="list-style-type: none">Place of Public Assembly - Pre-School CentrePlace of Public Assembly - Private SchoolPlace of Public Assembly - RacecourseResidential (R20 Density Unless Otherwise Shown)Residential and StablesService StationSpecial Development PrecinctTown CentreLocal roadMajor Distribution RoadParks and RecreationPublic Purposes - Water Supply Sewerage and DrainagePublic Purposes - Ambulance DepotPublic Purposes - Civil Defence</div>	<ol style="list-style-type: none">1. Facilitate the delivery of a contemporary planning framework which meets the needs of the community.7. Facilitate medium and high density infill development which is of high-quality design and positively contributes to the streetscape.9. Facilitate development overlooking public open spaces to provide surveillance and amenity for residents.
	<p>Key Considerations and Opportunities – you haven’t really said any opportunities?</p> <ul style="list-style-type: none">• <i>Local Planning Policy 5: Belgravia Residential Estate</i> was prepared in 2003 and adopted under the City’s previous Town Planning Scheme No. 14 in 2004. The Policy guided the development of the former Belmont Western Power Depot site.• Whilst the Policy facilitated high quality development outcomes, it contains many provisions which duplicate requirements of Local Planning Scheme No. 15 and/or State Planning Policy 7.3 Volume 1 (R-Codes). This presents an opportunity to reduce development requirements and streamline the City’s planning framework.• Land within the Belgravia Estate is currently zoned ‘Special Development Precinct’ which is not a model zone within the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>. There is an opportunity to rezone this land to ‘Residential’ through the preparation of a new local planning scheme.• Whilst the Policy provided guidance regarding the density coding of land within the precinct, there is currently no density coding applied to the land under the Local Planning Scheme. There is an opportunity to apply a density code to this land through the preparation of a new local planning scheme.• Under Local Planning Scheme No. 15, all development requires development approval.• The precinct contains contemporary dwellings which are in good condition, and there is limited opportunity for redevelopment of existing housing stock at present.• Due to the proximity of 1A – 1C Katoomba Place to the ‘Mixed Business’ zone on the opposite side of the road, Local Planning Policy 5 (LPP 5) designates these properties as a ‘Mixed Use’ area. 1A and 1C have been developed for residential

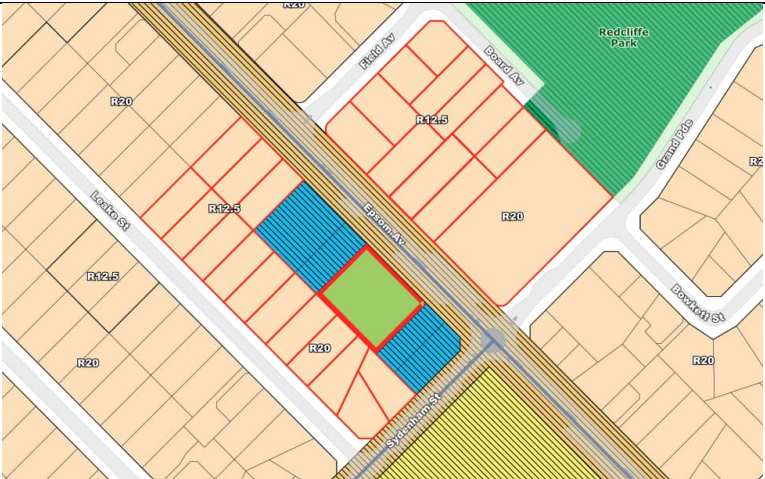
		purposes (with Home Occupation or similar), while 1B has been developed as an Office building. There may be an opportunity to regularise this through the preparation of a new local planning scheme. At this stage, applying Additional Uses to these lots is not considered necessary.
Actions:	Zoning	<ol style="list-style-type: none"> 1. Investigate the appropriateness of rezoning the precinct from 'Special Development Precinct' to 'Residential' through the preparation of a new local planning scheme. 2. Investigate whether it is necessary to apply an Additional Use of 'Office' to 1A, 1B and 1C Katoomba Place with associated development provisions through the preparation of a new local planning scheme.
	Residential Density	<ol style="list-style-type: none"> 3. Investigate the appropriateness of applying an R30 density coding to land to reflect existing development and lot sizes through the preparation of a new local planning scheme.
	Built Form	<ol style="list-style-type: none"> 4. Undertake a review of <i>Local Planning Policy 5 – Belgravia Residential Estate</i> in light of the R-Codes to determine it is still required. 5. Investigate whether it is necessary to continue to require approval for all development within the precinct. In doing so, the City should consider the need to assess built form outcomes.

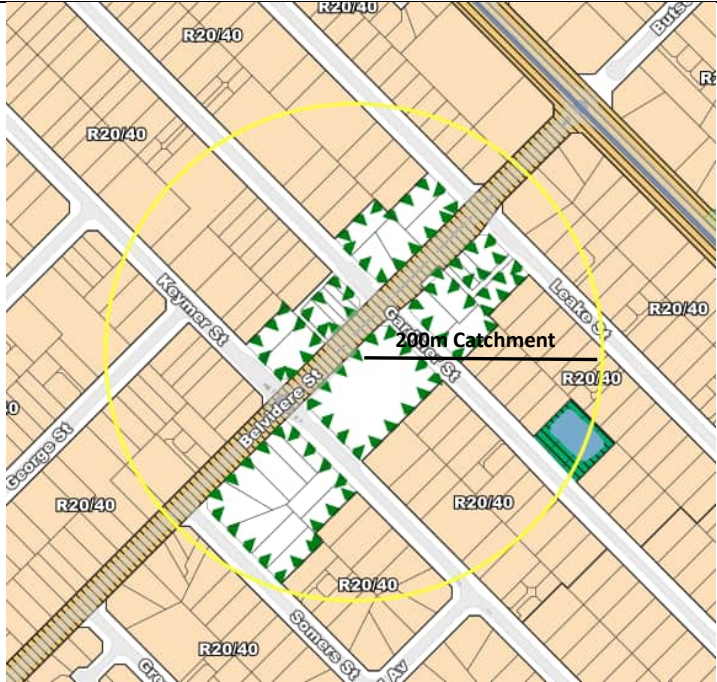
<p>3: Epsom Avenue Local Centre</p>  <p>LOCAL SCHEME ZONES</p> <ul style="list-style-type: none">Civic and CulturalCommercialIndustrialMixed BusinessMixed UsePlace of Public AssemblyPlace of Public Assembly - ClubPlace of Public Assembly - Place of Public Worship <p>LOCAL SCHEME RESERVES</p> <ul style="list-style-type: none">Place of Public Assembly - Pre-School CentrePlace of Public Assembly - Private SchoolPlace of Public Assembly - RacecourseResidential (R20 Density Unless Otherwise Shown)Residential and StablesService StationSpecial Development PrecinctTown CentreLocal roadMajor Distribution RoadParks and RecreationParks and Recreation - Water Supply Sewerage and DrainagePublic Purposes - Ambulance DepotPublic Purposes - Civil Defence	<p>Strategies</p> <ol style="list-style-type: none">1. Facilitate the delivery of a contemporary planning framework which meets the needs of the community.3. Apply appropriate zonings and density codings to land in close proximity to transport corridors and activity centres.4. Facilitate ongoing housing choice for the existing and future community which responds to discrepancies between dwelling size and household composition.5. Encourage development of underutilised 'Urban' zoned land.7. Facilitate medium and high-density infill development which is of a high-quality and positively contributes to the streetscape. <p>Key Considerations and Opportunities</p> <ul style="list-style-type: none">• The centre is identified as a Local Centre within the Activity Centre Planning Strategy (ACPS).• The local centre offers an opportunity for residential development within and around the centre to support the ongoing viability of commercial uses and provide convenient access to services and amenities.• The centre does not currently have a density coding under LPS 15. There is an opportunity to apply a density code through the preparation of a new local planning scheme.• While the current 'Commercial' zoning of the centre aligns with the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>, the Department of Planning Lands and Heritage (DPLH) is seeking to introduce 'Centre', 'Neighbourhood Centre', and 'Local Centre' zones. This presents an opportunity for the future zoning of the local centre to align with these new zones.• Many buildings within the centre are ageing and in fair condition and may be suitable for redevelopment in the medium to long term. However, land ownership of the centre lots is fragmented, which could impact redevelopment of the centre.• There may be an opportunity to align with the City's ACPS which states that a residential density code of R60 may be appropriate for the local centre. Development would be limited to a maximum of 3 storeys, a front setback of 2m, and side and rear setbacks of 3m. This scale is considered to integrate well with the
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		<p>scale of development that can occur on surrounding land (R40 which can develop to a height of 2 storeys).</p> <ul style="list-style-type: none"> State Planning Policy 4.2 – Activity Centres (SPP 4.2) sets a residential density target of 25+ dwellings per gross urban zone hectare within the 200 metre catchment of local centres (the 200m catchment is identified in yellow on the plan to the left). A portion of this catchment extends into the suburb of Redcliffe on the opposite side of Epsom Avenue. The local centre has achieved a result of approximately 21.6 dwellings per urban zone hectare within the catchment area. Land within the 200m catchment is coded R20/40. In order to develop above the base R20 density coding, compliance with the provisions of Clause 4.7.3 of LPS 15 must be achieved. One of these provisions is that lots must achieve a minimum frontage of 16m. A number of R20/40 coded lots within the 200m catchment on Leake and Gardiner Streets have frontages less than 16m, generally of approximately 12.27m and 14.27m (outlined in red). This means that in the absence of two lots amalgamating, these lots cannot currently be developed. DPLH is seeking to rationalise flexible density codes through the preparation of new local planning schemes. This presents an opportunity to apply a uniform R40 density code to land currently zoned R20/40, and to reassess the need for the 16m frontage requirement as part of the new scheme. Adopting a consistent density code and eliminating the frontage requirement could enable the development of additional dwellings within the 200m catchment of the centre, potentially boosting local business revenue through increased population density.
Actions:	Zoning	1. Investigate the appropriateness of rezoning land within the centre to 'Local Centre' zone through the preparation of a new local planning scheme.
	Residential Density	2. Investigate the appropriateness of applying an R60 density coding to land within the local centre through the preparation of a new local planning scheme, consistent with the recommendation of the Activity Centre Planning Strategy.
		3. Through the preparation of a new local planning scheme, investigate the appropriateness of applying an R40 density code to land currently coded R20/40 surrounding the local centre.
	Built Form	4. Investigate planning controls in a new local planning scheme to prevent residential developments without commercial components within the activity centre and ensure a suitable transition between commercial and residential land uses. This may be in the form of a Local Planning Policy.

<div><div>4: Belmay Local Centre</div><div><div>LOCAL SCHEME ZONES</div><div><div><div>Civic and Cultural</div><div>Commercial</div><div>Industrial</div><div>Mixed Business</div><div>Mixed Use</div><div>Place of Public Assembly</div><div>Place of Public Assembly - Club</div><div>Place of Public Assembly - Place of Public Worship</div></div><div><div>Place of Public Assembly - Pre-School Centre</div><div>Place of Public Assembly - Private School</div><div>Place of Public Assembly - Racecourse</div><div>Residential (R20 Density Unless Otherwise Shown)</div><div>Residential and Stables</div><div>Service Station</div><div>Special Development Precinct</div><div>Town Centre</div></div><div><div>Local road</div><div>Major Distribution Road</div><div>Parks and Recreation</div><div>Parks and Recreation - Water Supply Sewerage and Drainage</div><div>Public Purposes - Ambulance Depot</div><div>Public Purposes - Civil Defence</div></div></div></div></div> <tr><td data-bbox="1066 282 1908 1313"><div><div>Strategies</div><div><div>1. 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Facilitate medium and high-density infill development which is of a high-quality and positively contributes to the streetscape.</div></div></div><div><div>Key Considerations and Opportunities</div><div><div><div>The local centre has no designated density coding under LPS 15.</div><div>The centre is identified as a Local Centre within the Activity Centre Planning Strategy.</div><div>While the current 'Commercial' zoning of the centre aligns with the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>, the Department of Planning Lands and Heritage (DPLH) is seeking to introduce 'Centre', 'Neighbourhood Centre', and 'Local Centre' zones. This presents an opportunity for the future zoning of the local centre to align with these new zones.</div><div>Buildings within the local centre are ageing and in fair condition, and may be suitable for redevelopment in the medium to long term.</div><div>Currently, the only retail land use is Liquor store, and the activity centre offers limited convenience services to the local community.</div><div>There may be an opportunity to align with the City's Activity Centre Planning Strategy which states that a residential density code of R60 may be appropriate for the local centre. Development would be limited to a maximum of 3 storeys, a front setback of 2m, and side and rear setbacks of 3m. These setbacks will provide an appropriate separation to land abutting the Centre and present opportunities for landscaping. The potential scale of development is considered to integrate well with the surrounding residential density codes which facilitate development to a height of two storeys.</div></div></div></div></td></tr>	<div><div>Strategies</div><div><div>1. Facilitate the delivery of a contemporary planning framework which meets the needs of the community.</div><div>3. Apply appropriate zonings and density codings to land in close proximity to transport corridors and activity centres.</div><div>4. Facilitate ongoing housing choice for the existing and future community which responds to discrepancies between dwelling size and household composition.</div><div>5. Encourage development of underutilised 'Urban' zoned land.</div><div>7. 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	<ul style="list-style-type: none">• SPP 4.2 sets a residential density target of 25+ dwellings per gross urban zone hectare within the 200 metre catchment of local centres (the 200m catchment is identified in yellow on the plan to the left). A portion of this catchment extends into the suburb of Redcliffe on the opposite side of Epsom Avenue. The local centre has achieved a result of approximately 7.82 dwellings per urban zone hectare within the catchment area.• The local centre and majority of its 200m catchment are located within the 20-25 ANEF contour. State Planning Policy 5.1 specifies that the maximum residential density should generally be limited to R20 within this ANEF contour. However they can be increased where:<ul style="list-style-type: none">○ Land is identified as appropriate for more intensive development through strategic planning instruments such as a regional or sub-regional structure plan;○ A higher density coding is desirable to facilitate redevelopment or infill development of an existing residential area; and○ It can be demonstrated that the public benefits of higher density coding outweigh the negative impacts of exposing additional residents to aircraft noise.• While the local centre does not currently offer convenience goods and services that meet the everyday needs of the community, it may be appropriate to increase density codes (e.g. to R40) immediately adjoining the local centre and on the opposite side of Epsom Avenue as shown by the red outline on the below image. This may be a catalyst for investment and redevelopment within the local centre and act as a transition area from the R60 density code that may be applied to the centre.
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	 <ul style="list-style-type: none">• There may be an opportunity to look at further density increases following investment in the local centre aimed at serving the daily needs of the community.
Actions:	Zoning
	1. Investigate the appropriateness of rezoning land within the centre to ‘Local Centre’ through the preparation of a new local planning scheme.
	Residential Density
	2. Investigate the appropriateness of applying an R60 density coding to land within the local centre under a new local planning scheme consistent with the recommendation of the City’s Activity Centre Planning Strategy.
	3. Investigate the appropriateness of upcoding lots immediately adjoining the local centre and on the opposite side of Epsom Avenue to R40 through the preparation of a new local planning scheme.
	Built Form
	4. Investigate planning controls in a new local planning scheme to prevent residential developments without commercial components within the activity centre and ensure a suitable transition between commercial and residential land uses. This may be in the form of a Local Planning Policy.

<div><div>5: Belvidere Street Neighbourhood Centre</div><div><div>LOCAL SCHEME ZONES</div><div><div><div>Civic and Cultural</div><div>Commercial</div><div>Industrial</div><div>Mixed Business</div><div>Mixed Use</div><div>Place of Public Assembly</div><div>Place of Public Assembly - Club</div><div>Place of Public Assembly - Place of Public Worship</div></div><div><div>Place of Public Assembly - Pre-School Centre</div><div>Place of Public Assembly - Private School</div><div>Place of Public Assembly - Racecourse</div><div>Residential (R20 Density Unless Otherwise Shown)</div><div>Residential and Stables</div><div>Service Station</div><div>Special Development Precinct</div><div>Town Centre</div></div></div><div><div>LOCAL SCHEME RESERVES</div><div><div>Local road</div><div>Major Distribution Road</div><div>Parks and Recreation</div><div>Public Purposes - Water Supply Sewerage and Drainage</div><div>Public Purposes - Ambulance Depot</div><div>Public Purposes - Civil Defence</div></div></div></div></div> <tr><td data-bbox="1066 282 1908 1278"><div><div>Strategies</div><div><div>1. 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This Policy was adopted in May 2016, however since that time there has been considerable changes to the planning framework (e.g. introduction of R-Codes Volume 2) and the local property and retail market.</div><div>The current 'Special Development Precinct' zone is not a model zone within the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>.</div><div>There is currently no density coding applied to the land, nor does LPP 15 provide clear guidance on desired residential densities or plot ratio.</div><div>LPP 15 encourages residential development within the centre above commercial land uses on the ground floor. The Policy currently provides for a maximum building height of 5 storeys within the Centre.</div></div></div></div></div><div data-bbox="1883 1337 1908 1364" data-label="Page-Footer"><p>18</p></div><div data-bbox="936 1495 1303 1559" data-label="Page-Footer"><p>Ordinary Council Meeting Tuesday 25 March 2025</p></div><div data-bbox="1935 1522 2096 1559" data-label="Page-Footer"><p>Page 265</p></div></td></tr>	<div><div>Strategies</div><div><div>1. Facilitate the delivery of a contemporary planning framework which meets the needs of the community.</div><div>3. Apply appropriate zonings and density codings to land in close proximity to transport corridors and activity centres.</div><div>4. Facilitate ongoing housing choice for the existing and future community which responds to discrepancies between dwelling size and household composition.</div><div>5. Encourage development of underutilised 'Urban' zoned land.</div><div>7. 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	<ul style="list-style-type: none"> • Despite the guidance of LPP 15, no residential development has been undertaken in accordance with the Policy. Whilst there is existing low density residential development within the Centre, this was constructed prior to the Policy being introduced for the precinct. • Given LPP 15 contains controls tailored to a landowners development aspirations which haven't been realised, it may be appropriate to revoke the policy. An R-AC4 density code could be applied to land within the Centre. Development would be limited to a maximum height of three storeys and a plot ratio of 1.2. • To the south-east of the neighbourhood centre, the 20 ANEF (2009) contour previously impacted upon the radius of the R20/40 density codings. A number of lots that are within a walkable catchment to the centre are no longer within the 20 ANEF (2022) contour, and there is an opportunity to recode these lots. • SPP 4.2 sets a residential density target of 25+ dwellings per gross urban zone hectare within the 200 metre catchment of centres (the 200m catchment is identified in yellow on the plan to the left). The centre has achieved a result of approximately 21.36 dwellings per urban zone hectare. • Many of the buildings within the centre are ageing and may be suitable for redevelopment in the medium to long term. • There are also large vacant land parcels and underdeveloped sites within the centre. These sites have the potential to assist in facilitating additional residential development within the centre. • Development surrounding the centre predominantly in the form of grouped dwellings has occurred within the last two decades. Land fragmentation and the age and condition of dwellings within the area may generally serve as a barrier to further development above existing densities. However, there remains a large number of lots with development or subdivision potential at existing densities. • The City is aware that DPLH are seeking to rationalise flexible density codes through the preparation of new local planning schemes. Therefore, it may be appropriate to
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	investigate applying a straight R40 density code to the land currently coded R20/40 and investigate the need for the 16m frontage requirement.
Actions:	Zoning 1. Investigate rezoning of the centre to 'Neighbourhood Centre' through the preparation of a new local planning scheme.
	Residential Density 2. Investigate the appropriateness of applying a density code of R-AC0 or R-AC4 to the neighbourhood centre through the preparation of a new local planning scheme, consistent with the recommendation of the Activity Centre Planning Strategy. 3. Investigate the appropriateness of existing density code of lots within 400m of the neighbourhood centre. Consider the following: - Upcoding existing R20 lots within the street block bound by Gregory Street, Belvidere Street, Hardey Road and Ellard Avenue to align with the density code of other lots within the block (currently R20/40). - Retaining the R20 density code for all other R20 lots previously within the 25-30 ANEF contour. - Recoding the existing R20/40 lots surrounding the neighbourhood centre to R40 through the preparation of a new local planning scheme.
	Built Form 4. Investigate planning controls in a new local planning scheme to prevent residential developments without commercial components within the activity centre and ensure a suitable transition between commercial and residential land uses. This may be in the form of a Local Planning Policy. 5. Consider if any planning controls contained within the design guidelines should or can be incorporated into a new local planning scheme. 6. Undertake a review of <i>Local Planning Policy No 15 – Belvidere Main Street Precinct Design Guidelines</i> .
	Dwelling Diversity 7. Through the review of LPP 15, engage with local landowners, including the Department of Communities/Development WA, to gauge their intentions for their landholdings.

6: Belmont Business Park – Mixed Business Zone	Strategies
	Key Considerations and Opportunities
	<ul style="list-style-type: none">• The current Mixed Business zone is not a standard zone within the Model Provisions of the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>.• There is an opportunity to align the future zoning with the Model Provisions by applying a zoning of ‘Service Commercial’ to the area. This zone is similar to the existing ‘Mixed Business’ zoning and provides for a range of wholesale businesses, showrooms, trades and services.• The Mixed Business zone area was historically industrial in nature. Since the 1980s, this area has transitioned to comprise more commercial and large format retail activities.• Part of the area was rezoned to Business Enterprise under the City’s previous Town Planning Scheme No. 6 (TPS 6), then under TPS 14 the whole area was rezoned to Mixed Use. From the TPS 14 report: <i>‘The clear change away from traditional industrial uses towards mixed commercial activities has increased over the last ten years and the Council is supportive of the transition particularly where it may give rise to the establishment of residential uses.’</i> The rationale behind this is unclear, however it may be attributed to the City’s population decline prior to the 2000s.• Due to uncertainty by landowners and tenants in regard to acceptable land uses under TPS 14, the City of Belmont initiated a Study title the ‘Mixed Use Study’. This study was completed in the early 2000s and supported the establishment of the ‘Mixed Business’ zone. While the study was inconclusive about the necessity for residential uses in the precinct, it noted the mixed public sentiment regarding residential uses in the Business Park.

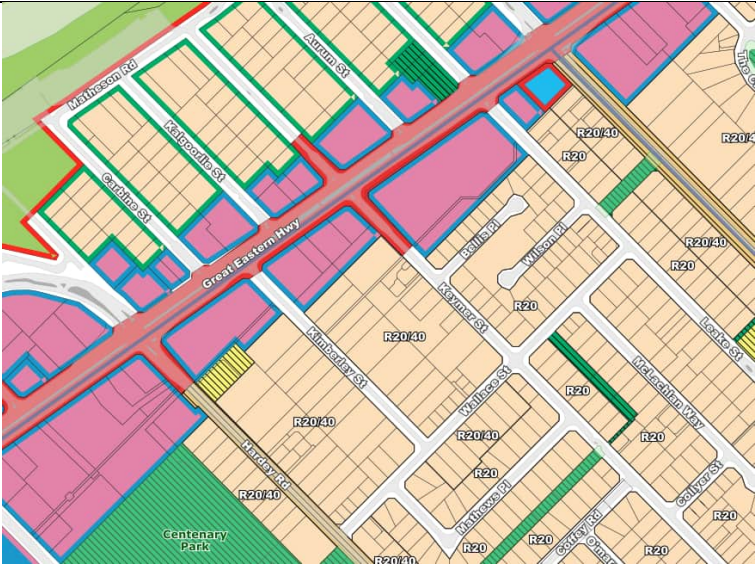
	<ul style="list-style-type: none"> • Local Planning Policy No. 10 – Residential Land Uses in the Mixed Business Zone (LPP 10) was prepared to provide guidance on where residential land uses may be considered appropriate in the Mixed Business zone. LPP 10 has a requirement for ‘some business use’ where residential uses are proposed. • There are several residential uses (predominantly grouped dwellings and an aged care facility) within the Mixed Business zone, including several on land zoned Industrial under the Metropolitan Region Scheme (MRS). (68 Fisher, Esther Street, 169 Great Eastern, 1 Brennan, 12 Lapage as shown on the image to the left on the previous page). • Residential land uses are ‘A’ uses in the Mixed Business zone under LPS 15. • While the locational criteria of LPP 10 is acknowledged, the permissibility of the use within the zone obligates the City to consider any proposal within that zone, which could result in undesirable locations being proposed. Furthermore, the reliance on a Local Planning Policy as a “due regard” document creates an undesirable situation. • There is no residential density coding designated on the scheme map under LPS 15. There is some inconsistency around density as LPP 10 specifies densities that the City will consider, however this conflicts with Clause 4.2.3 of LPS 15 which states the following: <i>“The Residential Design Codes density applicable to land within the Scheme area is to be determined by reference to the Residential Design Codes density number superimposed on the particular areas contained within the borders shown on the Scheme Map or where such an area abuts another area having a Residential Design Code density, as being contained within the area defined by the centre line of those borders.”</i> • While the Belmont Business Park is focused on providing light industrial and business park type uses, the Central Sub-Regional Planning Framework stipulates that existing industrial centres should be preserved and protected from incompatible residential encroachment.
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	<ul style="list-style-type: none"> • As per State Planning Policy 4.1 - Industrial Interface (SPP 4.1), it is also necessary to consider land use conflicts and the interface between industrial facilities and sensitive land uses, i.e. residential development. • Considering the early 2000s Mixed Use Study found no need for residential uses in the Business Park, coupled with the State's position on preserving industrial centres it may be appropriate to prevent further residential development in the Mixed Business zone. This also presents an opportunity to align future zoning and land use with the 'Industrial' zoning under the MRS. • The Great Eastern Highway urban corridor is intended to provide for a mix of active commercial and residential land uses. The City has prepared the Great Eastern Highway Urban Corridor Strategy to guide development along the corridor. Consistent with the intent of this Strategy, a 'Mixed Use' zone may be more appropriate over the lots directly adjacent to Great Eastern Highway in place of the existing 'Mixed Business' zone.
Actions:	Zoning <ol style="list-style-type: none"> 1. Investigate the appropriateness of applying a 'Service Commercial' zone to the Belmont Business Park through the preparation of a new local planning scheme. 2. Investigate changing the permissibility of residential uses from 'A' to 'X' in the existing Mixed Business zone through the preparation of a new local planning scheme. Consider applying Additional Uses for existing residential developments. 3. Investigate rezoning the existing 'Mixed Business' zoned lots fronting Great Eastern Highway to 'Mixed Use' through the preparation of a new local planning scheme. 4. Review and/or investigate revoking Local Planning Policy No. 10 5. Advocate for a Metropolitan Region Scheme Amendment to change the zoning of 68 Fisher Street from 'Industrial' to 'Urban'.
	Built Form <ol style="list-style-type: none"> 6. Investigate planning controls to ensure appropriate interface between Mixed Business zoned land and Residential zoned land.

7: Great Eastern Highway Corridor	Strategies
	<ol style="list-style-type: none"> 1. Facilitate the delivery of a contemporary planning framework which meets the needs of the community. 3. Apply appropriate zonings and density codings to land in close proximity to transport corridors and activity centres. 5. Facilitate medium and high-density infill development which is of a high-quality and positively contributes to the streetscape. 7. Facilitate medium and high-density infill development which is of a high-quality and positively contributes to the streetscape. 11. Facilitate higher density development near high frequency public transport stops and stations with an aim to reduce private vehicle reliance.
	<p>Key Considerations and opportunities</p> <ul style="list-style-type: none"> • Great Eastern Highway is identified as an Urban Corridor in Perth and Peel @ 3.5 Million. These areas focus on higher density residential development integrated with active uses. • In line with this, the City of Belmont has prepared the Great Eastern Highway Urban Corridor Strategy to guide development along the corridor. The Strategy presents the Belmont section of Great Eastern Highway as an 'Activity Corridor' envisioning active, commercial land uses on ground floors, with upper floors accommodating residential and additional commercial uses. • Lots along Great Eastern Highway offer accessibility via both private motor vehicles and public transport. The corridor connects to the Perth CBD, Perth Airport, and other major regional roads. It also includes a high-frequency bus route providing access to the Perth CBD, Airport, Midland, and the Redcliffe Train Station. • All lots are subject to transport noise considerations, and so future development will be assessed against State Planning Policy 5.4 – Road and Rail Noise (SPP 5.4). • The majority of lots are zoned 'Mixed Use' and 'Mixed Business', generally featuring wide and/or deep configurations, providing potential for more substantial built forms.

	<ul style="list-style-type: none"> • The current 'Mixed Use' zone objective under LPS 15 allows for certain industrial activities, which is viewed as being inconsistent with the desired outcomes of the draft Corridor Strategy. There is an opportunity to review these objectives through the preparation of a new local planning scheme. • There is an opportunity for alignment with the City's ACPS which includes an action to investigate the appropriateness of rezoning the 'Mixed Business' zoned lots fronting Great Eastern Highway to 'Mixed Use'. This change may align better with the intended mix of active commercial and residential uses as promoted by Perth and Peel @ 3.5 Million. • Currently, LPS 15 offers limited guidance on residential development within the 'Mixed Use' zone and does not specifically assign residential density codes. • Clause 4.2.3 of LPS 15 requires residential density codes to be assigned based on adjoining properties codes, which is inconsistent with the Central Sub-Regional Planning Framework, where codes of R60 or higher are seen as suitable for urban corridors. • Development viability requires careful consideration along Great Eastern Highway, presenting an opportunity to provide viable densities and built form controls. Additionally, there is potential to supply housing that addresses the need for increased dwelling diversity, particularly smaller dwelling types within the City of Belmont. Accordingly, the Great Eastern Highway Urban Corridor Strategy envisions heights of up to 10 storeys and a plot ratio of 3.0 between Epsom Avenue and Hardey Road, and up to 15 storeys with a plot ratio of 5.0 for the remainder of the corridor. To support this development, applying an R-ACO density code may be appropriate for the corridor.
Actions:	<p>Zoning</p> <ol style="list-style-type: none"> 1. Through the preparation of a new local planning scheme, review the 'Mixed Use' zone objectives to ensure that the statutory planning framework allows for the desired mix of commercial and residential land uses. 2. Investigate rezoning 'Mixed Business' zoned lots within the urban corridor to 'Mixed Use'.

	Residential Density 3. Through the preparation of a new local planning scheme, apply appropriate density codes to the corridor having regard to the Great Eastern Highway Urban Corridor Strategy.
	Built Form 4. Consider the need for additional specific site and development requirements for the Mixed Use zoned lots under the new local planning scheme, e.g. building height, plot ratio, rear setbacks abutting residential zoned land.

8: Belmont Corridor Transition Area	
 <p>The map shows the Belmont Corridor Transition Area, bounded by Great Eastern Hwy to the north and Centenary Park to the south. Streets include Matheson Rd, Kildrummy St, Garden St, Wilson Pl, Kildrummy St, Wallace St, Matheson Pl, and Colville St. Density zones are marked with codes like R20/40, R20, and R40. Centenary Park is located in the southwest corner.</p>	
<div><div>LOCAL SCHEME ZONES<ul style="list-style-type: none">Civic and CulturalCommercialIndustrialMixed BusinessMixed UsePlace of Public AssemblyPlace of Public Assembly - ClubPlace of Public Assembly - Place of Public WorshipPlace of Public Assembly - Pre-School CentrePlace of Public Assembly - Private SchoolPlace of Public Assembly - RacecourseResidential (R20 Density Unless Otherwise Shown)Residential and StablesService StationSpecial Development PrecinctTown Centre</div><div>LOCAL SCHEME RESERVES<ul style="list-style-type: none">Local roadMajor Distribution RoadParks and RecreationParks and Recreation - Water Supply Sewerage and DrainagePublic Purposes - Ambulance DepotPublic Purposes - Civil Defence</div></div>	
Strategies <ol style="list-style-type: none">Facilitate the delivery of a contemporary planning framework which meets the needs of the community.Apply appropriate zonings and density codings to land in close proximity to transport corridors and activity centres.Facilitate medium and high-density infill development which is of a high-quality and positively contributes to the streetscape.Facilitate higher density development near high frequency public transport stops and stations with an aim to reduce private vehicle reliance.	
Key Considerations and opportunities <ul style="list-style-type: none">Land near the urban corridor presents an opportunity for increased residential densities to support corridor uses and create a suitable transition. This aligns with the Central Sub-Regional Planning Framework.Establishing a transition area is also consistent with the City's Great Eastern Highway Urban Corridor Strategy, which highlights areas that may accommodate additional residential development.In the short term, land fragmentation and the age and condition of existing dwellings in the transition area may hinder development beyond current densities.Densities ranging from R40 to R160 could be appropriate. The extent of the transition area and corresponding density code will be further explored through the development of a new local planning scheme.	
Actions:	Residential Density <ol style="list-style-type: none">Through the preparation of a new local planning scheme, identify an appropriate transition area from Great Eastern Highway and investigate suitable density codes.

9: Local Planning Policy 4 Belgravia / Barker Streets (LPP 4) policy area	Strategies
 <div data-bbox="353 927 981 1077"> <p>LOCAL SCHEME ZONES</p> <ul style="list-style-type: none"> Civic and Cultural Commercial Industrial Mixed Business Mixed Use Place of Public Assembly Place of Public Assembly - Club Place of Public Assembly - Place of Public Worship Place of Public Assembly - Pre-School Centre Place of Public Assembly - Private School Place of Public Assembly - Racetrack Residential (R20 Density Unless Otherwise Shown) Residential and Stables Service Station Special Development Precinct Town Centre <p>LOCAL SCHEME RESERVES</p> <ul style="list-style-type: none"> Local road Major Distribution Road Parks and Recreation Parks and Recreation : Water Supply Sewerage and Drainage Public Purposes : Ambulance Depot Public Purposes : Civil Defence </div>	<p>Strategies</p> <ol style="list-style-type: none"> Facilitate the delivery of a contemporary planning framework which meets the needs of the community. Facilitate medium and high density infill development which is of high quality and positively contributes to the streetscape.
	<p>Key Considerations and Opportunities</p> <ul style="list-style-type: none"> Belgravia Street is an 'Other Regional Road' and serves as a connection between the Belmont Town Centre, Mixed Business Zone, Great Eastern Highway and the Garratt Road Bridge. Lots fronting Belgravia Street present opportunities for development subject to considerations such as road widening and transport noise (State Planning Policy 5.4 – Road and Rail Noise). <i>Local Planning Policy 4 Belgravia / Barker Streets</i> was prepared in 2002 to guide redevelopment of the area. The Policy considers the need to limit the number of access points to onto Belgravia Street and the desire for high quality development. For lots fronting Belgravia Street (Precinct 1) the following must be achieved in order to develop: <ul style="list-style-type: none"> "Any land affected by the Belgravia Street road widening having been ceded; A minimum lot size of 1,400m²; The removal of existing dwellings; The achievement of a high standard of development through establishing an individual identity for each dwelling, imaginative layout, variation in building design and the use of complementary colours and materials; and With the exception of high quality terrace style developments, any development should comply with all aspects of Clause 5.7.3 of Local Planning Scheme No. 15. Where terrace style developments are proposed, variations to any of the above standards will be considered in terms of their likely impact on the amenity of future residents and adjoining landowners." Seven of the original 10 lots within Precinct 1 still contain their original dwellings and have not been developed at the higher density. These dwellings may be suitable for redevelopment.

- The combination of required road widening, and the easement proposed by the adopted Vehicle Access Plan (see below image) results in a significant portion of these lots being undevelopable.

- LPS 15 permits the Additional Uses of Consulting Rooms, Office, Showroom, and Studio for 56 Barker Street and 34-48 Belgravia Street (outlined in red on the plan to the left on the previous page). LPP 4 requires the following to be achieved for Additional Uses:
 - Any land affected by the Belgravia Street road widening having been ceded;
 - A minimum lot size of 1,400m²

	<ul style="list-style-type: none"> ○ <i>The removal of existing dwellings and the production of a design customised for the new proposed use(s);</i> ○ <i>Mixed use buildings incorporating residential dwellings shall consist of a vertical layering of landuses (e.g. office ground floor, residence above) and separate front doors being provided to the commercial and residential components."</i> <ul style="list-style-type: none"> • LPP 4 also contains provisions that guide the standard of development, parking provision, signage and fencing of developments within Precinct 1. • For R20/50 coded lots (Precinct 2), the following must be achieved to develop above the base density code: <ul style="list-style-type: none"> ○ <i>"A minimum lot size of 1,500m2 or a minimum 30 metre frontage to a gazetted constructed road;</i> ○ <i>The removal of existing dwellings;</i> ○ <i>The design having regard for the nature of existing abutting landuses;</i> ○ <i>The achievement of a high standard of development through establishing an individual identity for each dwelling, imaginative layout, variation in building design and the use of complementary colours and materials;</i> ○ <i>With the exception of high quality terrace style developments, any development should comply with all aspects of Clause 5.7.3 of Local Planning Scheme No. 15."</i> • Extensive development has occurred within Precinct 2 however there remains a number of lots with development potential. • While there are isolated lots that would not be able to achieve compliance with the required minimum site area or frontage requirements, the City looks at proposals on a case-by-case basis. • The City is aware that DPLH are seeking to rationalise flexible density codes through the preparation of new local planning schemes. There may be opportunity to apply straight density codes to the precinct through the preparation of a new local planning scheme.
Actions:	Zoning and Built Form

	<p>1. Undertake a holistic review of the local planning framework (LPS 15, LPP 4 and Vehicle Access Plans (VAPs)) relating to the Belgravia Street Corridor to determine the most appropriate approach for redevelopment of remaining lots within this precinct. Consider:</p> <ul style="list-style-type: none">○ The need for VAPs, or identification of alternative methods to consolidate access for future development.○ The need and/or appropriateness of existing Additional Uses.○ The suitability and effectiveness of local planning policy provisions.
	<p>Residential Density</p> <p>2. Investigate the appropriateness of applying straight density codes through the preparation of a new local planning scheme.</p>

Appendix 1 - Population and Housing Characteristics

Population

The 2021 residential population for the City of Belmont was 42,257, which represents a population density of 1,062 persons per square kilometre. The 2021 Census data revealed the suburb of Belmont had a population of 6,959 people. From 2011 to 2021, Belmont’s population increased by 696 people or 11.1%. Forecasts undertaken by Forecast id predict that by 2041 Belmont’s population will increase to 11,161 people and have a density of 2,546 persons per square km.

Age Structure

The suburb of Belmont and the City of Belmont had similar age structures with both having a median age of 36 years, increasing from 34 in 2011. Despite similarities, the suburb of Belmont had a lower proportion of people in the younger age groups (0 to 17 years) and a lower proportion of people in the older age groups (50+ years) compared to the City of Belmont (see **Figure 1**). The percentage of the population between 0 and 17 years of age is 17.7%, and 29.8% were aged 50 years and over. This is compared to 18.4% and 30.7% respectively for the City of Belmont. Belmont also had a large percentage of ‘Parents and Homebuilders’ (35 to 49 years) at 22.6% compared to 21.7% for the City of Belmont.

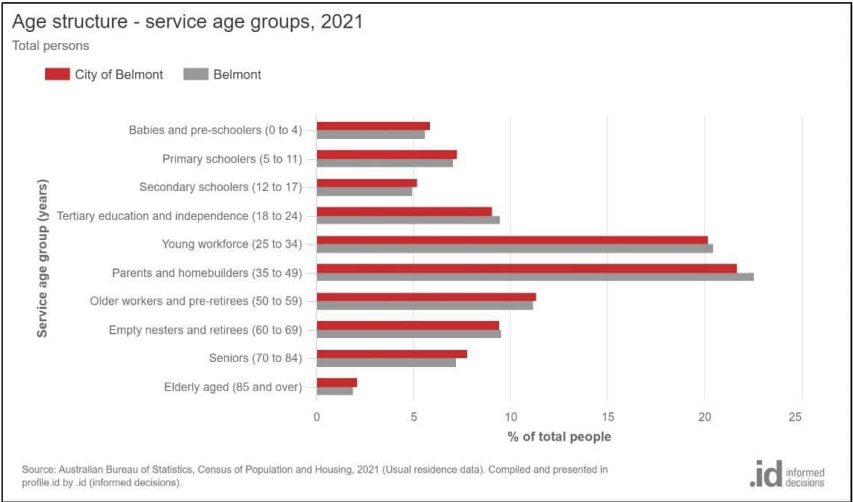


Figure 1 – Age Structure – Service Age Groups (2021) (.id 2024)

Forecasts indicate that by 2031 there will be large increases in the 40 to 44 year age bracket (+170) and large increases in the 60 + age brackets (+726). However, the largest increase between 2021 and 2031 will occur in those aged 25 to 29 accounting for an additional 206 persons (see **Figure 2**). The dominant age structure for persons in the suburb will also change from the 35 to 49 year age bracket which accounted for 22.6% of the total persons in 2021, to the 25 to 29 year age bracket which will grow by 388 and account for 9.9% of the population by 2041.

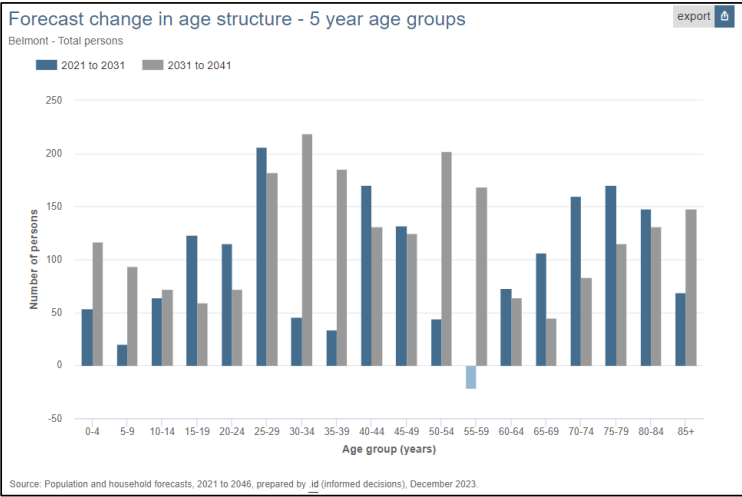


Figure 2 – Forecasted Change in Age Structure (2021) (.id 2024)

Family Structure

In 2021 the dominant household type in Belmont was lone person households comprising 32% of all households. This was followed by couples with children, one parent families, group households, and other families (see **Figure 3**).

In comparing Belmont, the suburb, with the City of Belmont local government area, there are minimal discrepancies in household types. However, several small differences were identified:

- Higher proportion of lone person households (32% compared to 31.1% for the City of Belmont)
- Lower proportion of couples without children (23.3% compared to 23.9% for the City of Belmont)
- Lower proportion of couples with children (20.7% compared to 22.4% for the City of Belmont)
- Higher proportion of group households (6.5% compared to 5.9% for the City of Belmont)

The largest changes between 2011 and 2021 occurred in the number of lone person households (+197 households) and in the number of households with children (+105 households). Forecasts undertaken by Forecast Id predict that lone person households will remain the dominant household type and account for 37% of all households. By 2041, forecasts indicate that Belmont's household types will be as follows as visualised by **Figure 4**:

- 1,654 (37%) lone person households (+519)
- 1,131 (25.3%) Couples without children (+278 households)
- 918 (20.5%) couples with children (+193 households)
- 380 (8.5%) one parent family (+86 households)
- 266 (5.9%) group households (+43 households)
- 124 (2.8%) other families (+21 households)

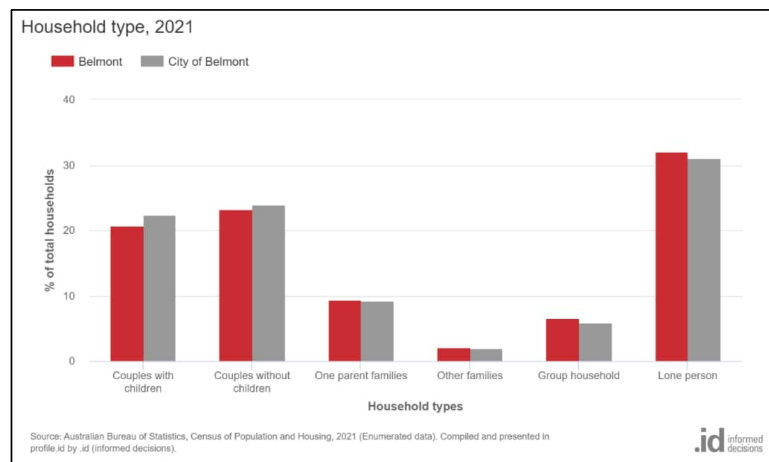


Figure 3 – Household Type (2021) (.id 2024)

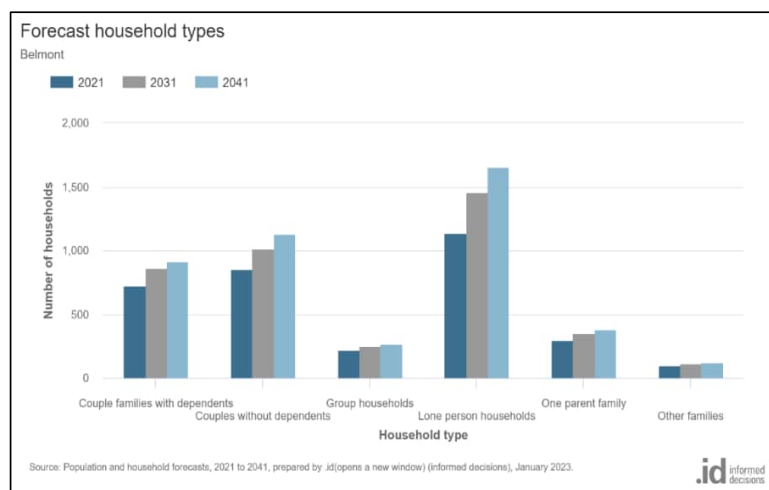


Figure 4 – Forecast Change in Household Types (.id 2024)

Dwelling Structure

In 2021 the types of dwellings in Belmont compared to the City of Belmont revealed some notable differences. As shown in **Table 2**, 75.4% of all occupied dwellings in Belmont in 2021 were separate houses, 18.4% semi-detached/row/terrace house/ townhouses, and 6% flats or apartments. Between 2011 and 2021, Belmont experienced the largest increase in separate house typologies. As shown in Table 1, an additional 472 separate houses were delivered in the suburb during this period. However, there was also a reduction in 174 semi-detached/row/terrace house/townhouses.

The following are significant differences between dwelling types in 2021 between the suburb of Belmont and the City of Belmont local government area:

- The City of Belmont has 65% of separate house dwellings, compared to Belmont's 75.4%.
- The City of Belmont has 14.4% of flat or apartments, compared to Belmont's 6%.

It is expected that Belmont will see an increase in the number of flats and apartments between 2021 and 2041, anticipated to occur along Great Eastern Highway and within activity centres.

Belmont - Dwellings (Enumerated)	2021			2011			Change
	Number	%	City of Belmont %	Number	%	City of Belmont %	2011 to 2021
Separate house	2,156	75.4	65	1,684	69.0	73	+472
Semi-detached, row or terrace house, townhouse etc.	525	18.4	20.3	699	28.7	15.1	-174
Flat or apartment	171	6.0	14.4	40	1.6	11.6	+131
Other	0	0.0	0.1	0	0.0	0.1	0
Total Private Dwellings	2,852	100.0	100.0	2,423	100.0	100.0	+429

Table 2: Dwelling Structure 2011-2021 (ABS 2024)

Number of Bedrooms

In 2021 Belmont, when compared to the City of Belmont, had a lower proportion of dwellings with 2 bedrooms or less, and a similar proportion of dwellings with 4 or more bedrooms. There are 22.4% of dwellings with two bedrooms or less, and 21.4% had 4 or more, compared with 27.5% and 24.2% for the City of Belmont respectively. As visualised by **Figure 5**, the notable differences between the number of bedrooms per dwelling in Belmont and the City of Belmont are as follows:

- The City of Belmont has a smaller percentage of 3 bedroom dwellings (42.2% compared to 47.5%)
- Belmont (suburb) has a smaller percentage of 0 or 1 bedroom dwellings (4.8% compared to 7.8%)
- Belmont (suburb) has a smaller percentage of 2 bedroom dwellings (17.6% compared to 19.8%)

As shown in **Figure 6**, the largest increase in number of bedrooms between 2011 to 2021 has been in 4 bedroom dwellings (+199 households). However, as shown in **Figure 7**, the largest increase in household size between 2011 to 2021 has been in 1 person households (+206 households). In addition, only 4.8% of all households had 0 to 1 bedrooms despite 34% of all households being lone person households. Therefore, there is a clear discrepancy between the size of dwellings within Belmont and the number of people residing in them. To address this issue, it is important to promote diversity in dwelling types, including single bedroom dwellings, within the suburb. This will help cater to the specific housing needs of Belmont’s residents.

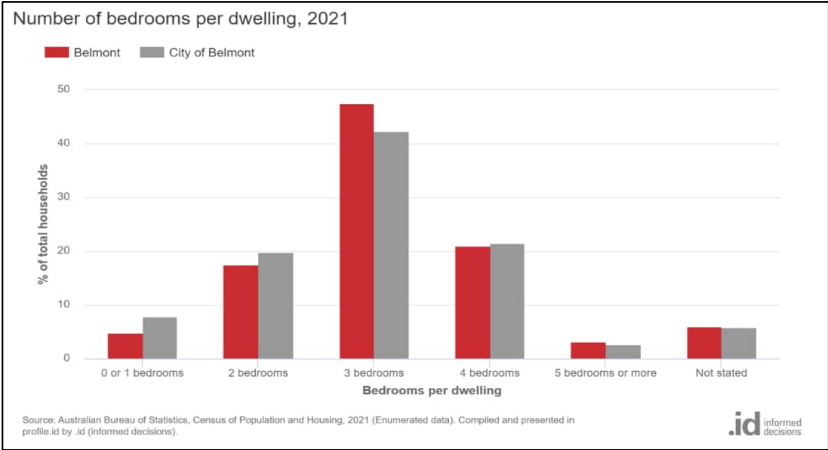


Figure 5 – Number of bedrooms per dwelling – Belmont and City of Belmont (.id 2024)

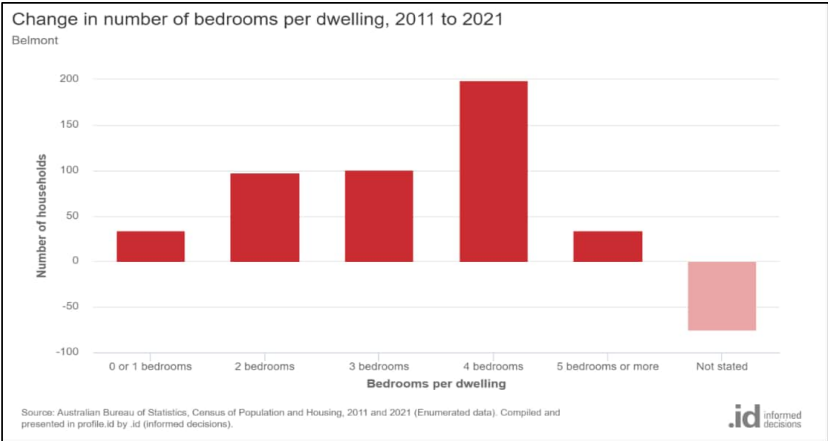


Figure 6 – Change in number of bedrooms per dwelling 2011 to 2021 (.id 2024)

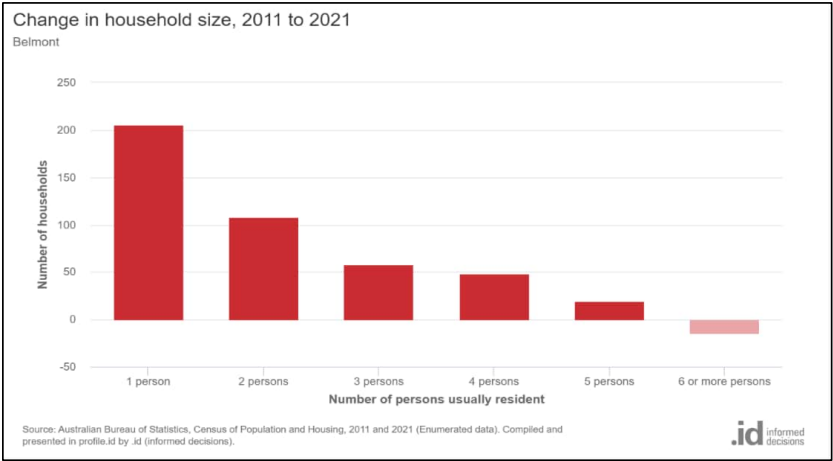


Figure 7 – Change in Household Size 2011 to 2021 (.id 2024)

PART 2

Cloverdale

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Snapshot – Population and Dwellings

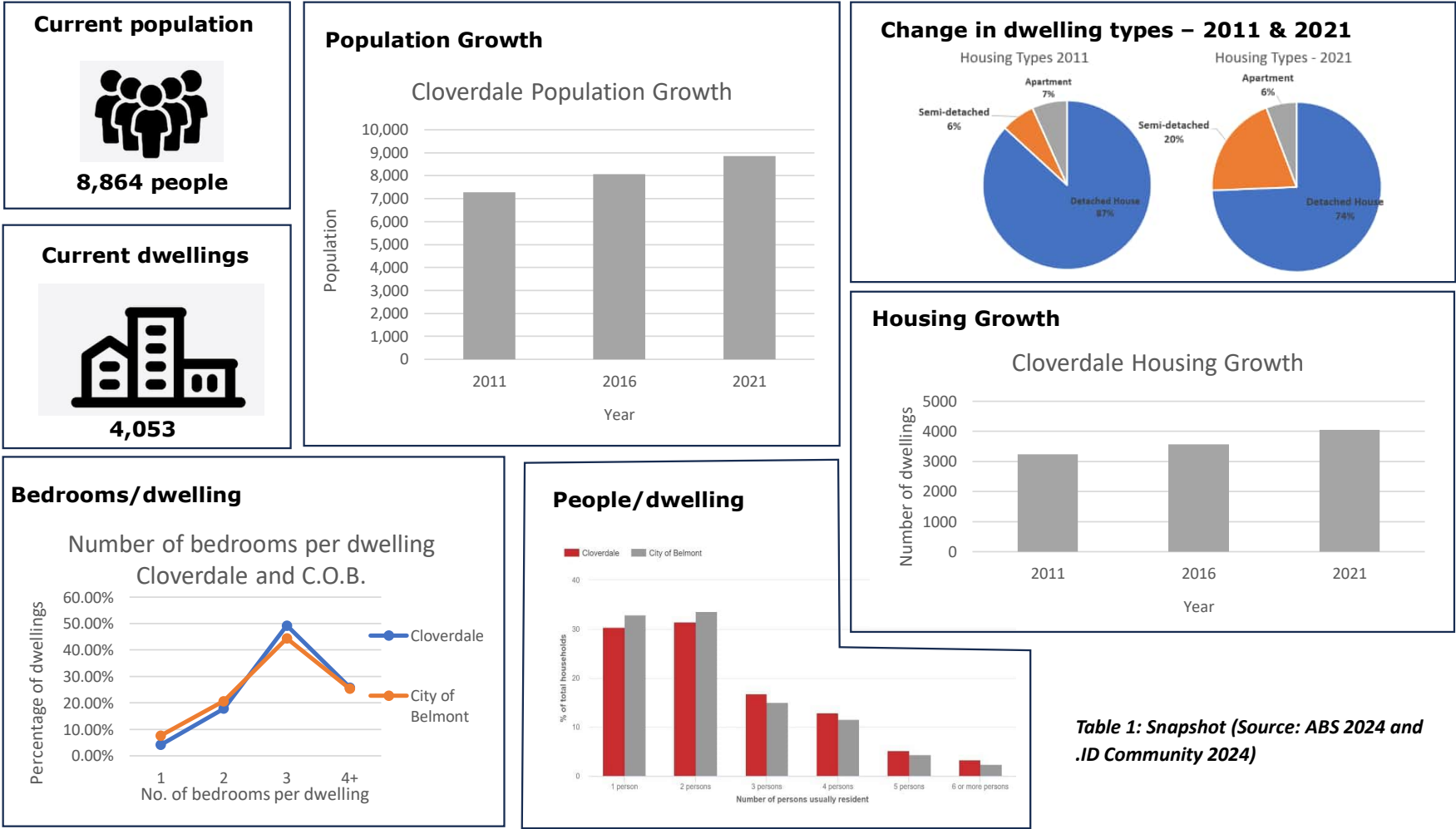


Table 1: Snapshot (Source: ABS 2024 and .ID Community 2024)

Cloverdale Overview

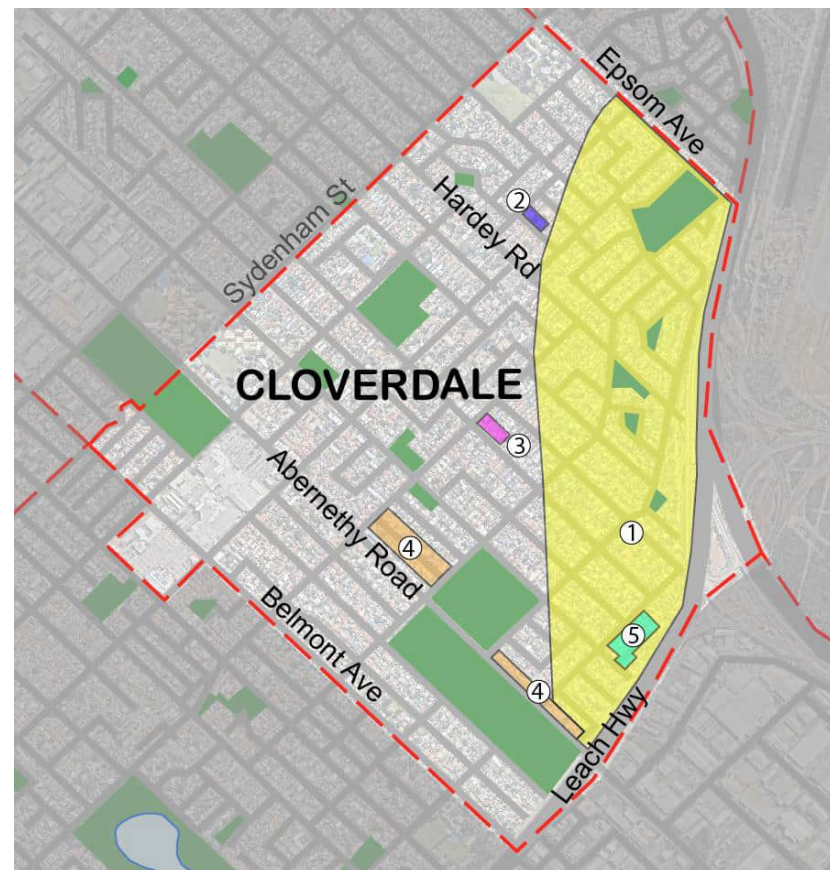
Location and Focus Areas

The suburb of Cloverdale comprises an area of 3.94 square kilometres and is generally bound by Belmont Avenue to the south-west, Leach/Tonkin Highway to the east, Epsom Avenue to the north-east and Wright Street/Sydenham Street to the west.

There are 5 key focus areas within the suburb of Cloverdale that will be analysed as part of this Local Housing Strategy. These include:

1. Land subject to aircraft noise from Perth Airport
2. Love Street Local Centre
3. Belgravia Street Local Centre
4. Land adjacent to Abernethy Road and subject to Local Planning Policy No. 3
5. Development Area 3

Land outside of these focus areas will be more broadly discussed in the City wide section of the Local Housing Strategy.



Key Features

Connectivity

- Cloverdale is well serviced by major roads including Abernethy Road, Leach Highway and Tonkin Highway.
- The suburb is also provided with road and vehicle access to surrounding suburbs via Wright Street, Hardey Road, Gabriel Street, and Epsom Avenue.
- Cloverdale is serviced by bus routes 37, 38, 39, 270, 284, 293 and the circle routes 998 and 999. These routes provide connections to Redcliffe Station and Elizabeth Quay bus station amongst others.
- Cloverdale contains walking and cycling infrastructure, with several streets identified as local bicycle friendly routes. Wright Street, sections of Belmont Avenue, Belgravia Street and Gabriel Street also contain bicycle lanes for cyclists. does leech have a cycle path?

Centres and Services

- There are three activity centres within the suburb of Cloverdale that provide residents and the broader community with access to convenience goods and services. These include:
 - Belmont Town Centre (further details included in the Belmont Town Centre Section)
 - Belgravia Street Local Centre
 - Love Street Local Centre
- The Belmont Hub and the City of Belmont administration offices.
- The suburb also contains the Belmay Primary School and Cloverdale Primary School.

Public Open Space

- Cloverdale benefits from good access to Public Open Space (POS). More than 90% of the suburb is situated within a 400m radius of a park.
- The suburb contains an abundance of sporting spaces.
- Cloverdale also contains two of the City's three District Open Spaces being Forster Park and the land at 400 Abernethy Road.

Development Patterns

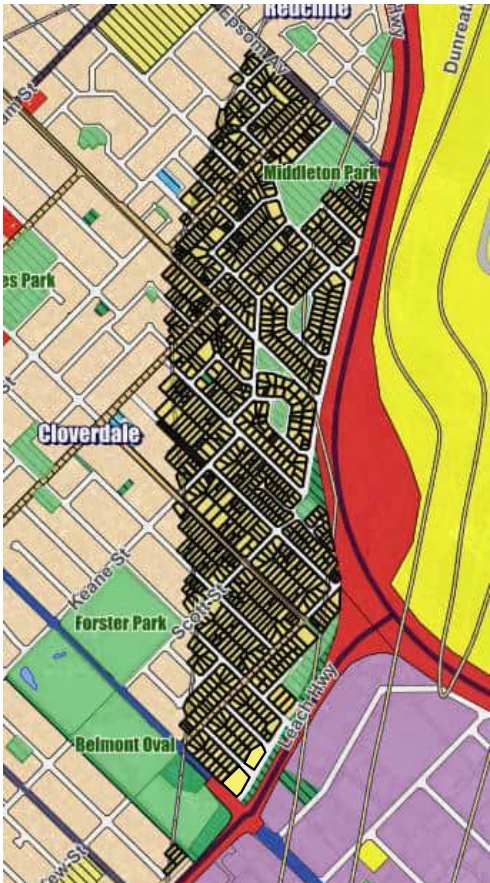
- Development in Cloverdale's residential areas primarily occurred during the 1970s and 1980s. Some traces of development date back to the 1950s and 1960s, with a smaller amount predating the 1950s era.
- The suburb has experienced moderate growth between 2011 and 2021 (approximately 15% compared to 26.4% for the City of Belmont).
- There is a portion of land surrounding the Belmont Town Centre coded R20/50/100. A number of higher density developments have occurred in this area under Local Planning Policy No. 1 – Performance Criteria - Town Centre Density Bonus Requirements (LPP 1).
- Cloverdale currently contains 3036 residential lots. Of these, 786 lots, based on their size and width, have the capacity for infill development. However, it is important to recognise that not all landowners may choose to pursue further development of their properties.

Suburb Wide Actions

Suburb wide actions for the suburb of Cloverdale have been prepared based on information from the Key Features section, the Focus Area Summary Table, and Appendix 1 – Population and Housing Characteristics. By integrating these sources, actions were developed to facilitate and support the development of future housing within Cloverdale.

<ul style="list-style-type: none">• Encourage a variety of housing options to cater to the evolving needs of the community, especially with Cloverdale’s projected rise in single person households, and the current prevalence of dwellings with three bedrooms or more.• Continue to support higher density development in appropriate locations such as surrounding activity centres and along high frequency bus routes.	<ul style="list-style-type: none">• Promote alternative transport modes, such as public transport and active travel, to reduce reliance on private vehicles.
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Focus Areas

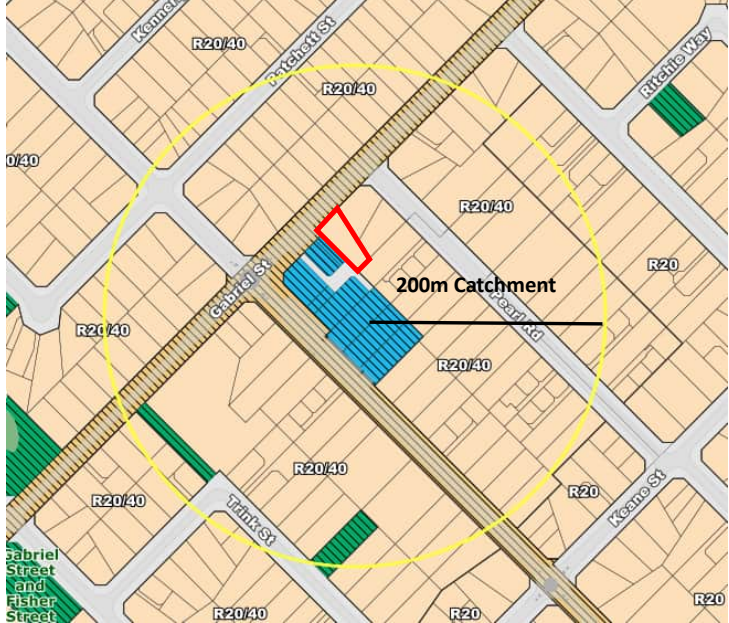
1: Perth Airport Noise Buffer	Strategies
	<ol style="list-style-type: none"> 2. Protect residential development from inappropriate land uses and conversely protect non-residential land uses from encroachment of residential development. 3. Apply appropriate zonings and density codings to land in close proximity to transport corridors and activity centres. 5. Encourage development of underutilised 'Urban' zoned land.
	<p>Key Considerations and Opportunities</p> <ul style="list-style-type: none"> • Portions of Cloverdale are impacted by aircraft noise. The primary measure of aircraft noise used in Australia is the Australian Noise Exposure Forecast (ANEF) system. • State Planning Policy 5.1 – Land Use Planning In The Vicinity Of Perth Airport (SPP 5.1) contains requirements for the development of land within the 20+ ANEF contours, which are those properties most susceptible to adverse aircraft noise impacts. • The Policy specifies that the maximum dwelling density should generally be limited to R20 within the ANEF 20-25 contour, and R12.5 in areas above ANEF 25. • The R20 density code can be exceeded within the ANEF 20-25 contour where: <ul style="list-style-type: none"> ○ Land is identified as appropriate for more intensive development through strategic planning instruments such as a regional or sub-regional structure plan; ○ A higher density coding is desirable to facilitate redevelopment or infill development of an existing residential area; and ○ It can be demonstrated that the public benefits of higher density coding outweigh the negative impacts of exposing additional residents to aircraft noise. • The R12.5 density code can be exceeded in areas above ANEF 25 where:

<p>LOCAL SCHEME ZONES</p> <p>OC Civic and Cultural</p> <p>CO Commercial</p> <p>IO Industrial</p> <p>MO Mixed Business</p> <p>MI Mixed Use</p> <p>PO Place of Public Assembly</p> <p>GC Place of Public Assembly - Club</p> <p>WP Place of Public Assembly - Place of Public Worship</p>	<p>PPSC Place of Public Assembly - Pre-School Centre</p> <p>PPS Place of Public Assembly - Private School</p> <p>PRC Place of Public Assembly - Racetrack</p> <p>RD Residential (R20 Density Unless Otherwise Shown)</p> <p>RS Residential and Stables</p> <p>SS Service Station</p> <p>SD Special Development Precinct</p> <p>TC Town Centre</p>	<p>LOCAL SCHEME RESERVES</p> <p>LR Local road</p> <p>MDR Major Distribution Road</p> <p>PR Parks and Recreation</p> <p>WSS Water Supply Sewerage and Drainage</p> <p>AD Public Purposes - Ambulance Depot</p> <p>CD Public Purposes - Civil Defence</p>	<ul style="list-style-type: none"> ○ A higher density is necessary to facilitate redevelopment or infill development of an existing residential area; ○ Land is identified as appropriate for more intensive development through strategic planning instruments such as a regional or sub-regional structure plan; ○ It can be demonstrated that the public benefits of higher density coding outweigh the negative impacts of exposing additional residents to aircraft noise; and ○ A higher density would facilitate the concurrent provision of noise insulation in accordance with the indoor design sound levels prescribed in AS2021.
			<ul style="list-style-type: none"> ● In areas subject to noise exposure levels above 30 ANEF, the permissible density of residential development should generally not be increased above R12.5. ● Noise insulation is not mandatory for residential development within the ANEF 20-25 contour, but is required in areas above 25 ANEF. ● While SPP 5.1 requires a notification to be placed on title advising of aircraft noise for lots within the 20-25 ANEF contour, single houses that meet the deemed-to-comply provisions of the Residential Design Codes (R-Codes) are currently exempt from requiring development approval. This prevents notifications being placed on title. ● Local Planning Scheme No. 15 (LPS 15) augments the exemptions set out in Clause 61 of the Deemed Provisions by requiring development approval for single houses within the 25-30 ANEF contour. This allows for a notification to be placed on Title. However, this does not capture single houses within the 20-25 ANEF contour. ● The ANEF contours have been reviewed resulting in some properties: <ul style="list-style-type: none"> ○ Being within an ANEF contour that weren't previously. ○ Being subject to a higher ANEF contour. ○ Being subject to a lower ANEF contour or outside the ANEF contour.


	<ul style="list-style-type: none"> • Cloverdale has several lots in its eastern portion within the 25-30 ANEF contour, currently zoned R20. Although there are some lots with subdivision potential, the majority cannot be further developed. At subdivision stage, a notification would be placed on the Title of these lots. In addition, the City can require the installation of noise insulation measures in these new dwellings. • Cloverdale also contains several blocks coded R20/40 within the 20-25 ANEF contour. This is due to their proximity to activity centres and previously being located outside of this contour. Allowing higher density development of this land aligns with SPP 5.1, as the Central Sub-regional Planning Framework identifies activity centres as suitable for higher densities. Additionally, this coding is facilitating infill development.
Actions:	Zoning 1. Through the preparation of a new local planning scheme, investigate whether it is appropriate to establish a Special Control Area with provisions that require lodgement of development applications to support the implementation of SPP 5.1.
	Residential Density 2. Through the preparation of a new local planning scheme, investigate whether it is appropriate to retain the R20 density code for lots within the 20-25 and 25-30 ANEF noise contours. 3. Through the preparation of a new local planning scheme, investigate whether it is appropriate to retain a density code higher than R20 for land within the 20-25 ANEF noise contour.

		<p>the R50 development on the opposite side of Love Street and the surrounding R20/40 coded land which can be developed to a height of 2 storeys.</p> <ul style="list-style-type: none"> State Planning Policy 4.2 – Activity Centres (SPP 4.2) sets a residential density target of 25+ dwellings per gross urban zone hectare within the 200m catchment of local centres (yellow outline identifies 200m catchment). The local centre has achieved a result of approximately 15.43 dwellings per urban zone hectare. The 2011 Local Housing Strategy aimed to increase densities near activity centres but also sought to maintain low density codes around schools. As a result, while land immediately surrounding the centre is coded R50 and R20/40, some areas within the walkable catchment remain coded R20 due to their proximity to Belmay Primary School and Notre Dame Catholic Primary School. The above approach has the potential to inadvertently homogenise residential development near schools. It should be noted that increasing density codes does not exclude families or require development at the highest density. Families vary in size, type, and housing preferences, with some not needing or wanting an R20 single house. Whilst the residential area surrounding the local centre does not meet the desired number of dwellings within the walkable catchment, there remains approximately 63 lots with development potential at current densities. If all these are developed with an additional two dwellings, a density of 25.4 dwellings per urban zoned hectare could be achieved within the 200m catchment. Therefore, it may not be necessary for densities of existing R20 lots to be increased at this stage. DPLH is seeking to rationalise flexible density codes through the preparation of new local planning schemes, creating an opportunity for the application of straight density codes to this area.
Actions:	Zoning	1. Investigate the rezoning of the centre to ‘Local Centre’ through the preparation of a new local planning scheme.
	Residential Density	2. Investigate applying an R60 density code to the local centre through the preparation of a new local planning scheme.
		3. Investigate whether it is appropriate to apply an R40 density code to existing R20/40 lots surrounding the local centre.
	Built Form	

	4. Investigate planning controls in a new local planning scheme to prevent residential developments without commercial components within the activity centre and ensure a suitable transition between commercial and residential land uses. This may be in the form of a Local Planning Policy.
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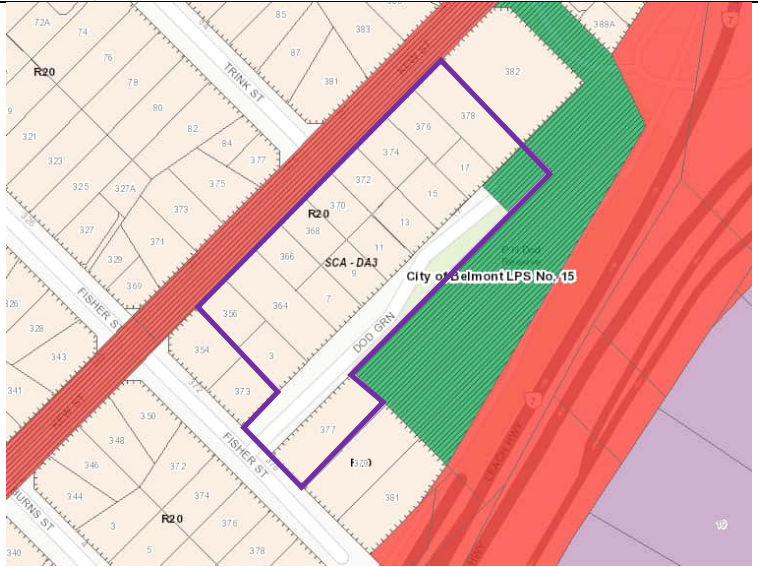
<div><div>3: Belgravia Street Local Centre</div><div><div>LOCAL SCHEME ZONES</div><div><div><div>Civic and Cultural</div><div>Commercial</div><div>Industrial</div><div>Mixed Business</div><div>Mixed Use</div><div>Place of Public Assembly</div><div>Place of Public Assembly - Club</div><div>Place of Public Assembly - Place of Public Worship</div></div><div><div>Place of Public Assembly - Pre-School Centre</div><div>Place of Public Assembly - Private School</div><div>Place of Public Assembly - Racetrack</div><div>Residential (R20 Density Unless Otherwise Shown)</div><div>Residential and Stables</div><div>Service Station</div><div>Special Development Precinct</div><div>Town Centre</div></div><div><div>Local road</div><div>Major Distribution Road</div><div>Parks and Recreation</div><div>Parks and Recreation - Water Supply Sewerage and Drainage</div><div>Public Purposes - Ambulance Depot</div><div>Public Purposes - Civil Defence</div></div></div></div></div> <tr><td data-bbox="1070 282 1908 1270"><div><div>Strategies</div><div><div>1. 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	<ul style="list-style-type: none"> • Ownership of the centre is fragmented, but rear vehicle access for multiple lots is possible, offering the opportunity for improved built form outcomes if redeveloped. • The City's Activity Centre Planning Strategy suggests an R60 residential density may be appropriate for the centre, with development up to 3 storeys and setbacks designed to integrate with surrounding R40 density areas that allow for 2 storey buildings. • SPP 4.2 sets a residential density target of 25+ dwellings per gross urban zone hectare within 200m of local centres. The local centre has achieved a result of approximately 21.12 dwellings per urban zone hectare. • There remains several lots that are underdeveloped at current densities and which have frontages of greater than 16m within the 200m catchment (yellow outline identifies 200m catchment). Many of these lots contain dwellings which are aging and so there is an opportunity for these to be replaced in the medium to long term. • A number of lots between Gabriel, Belgravia, and Patchett Streets have frontages of less than 16m (mostly 15.49m) meaning they cannot be developed above the base density code. Many of the lots contain 1960s era dwellings that are in fair condition. • DPLH is seeking to rationalise flexible density codes through the preparation of new local planning schemes, creating an opportunity for the application of straight density codes to this area.
Actions:	Zoning 1. Investigate the appropriateness of rezoning the centre to 'Local Centre' through the preparation of a new local planning scheme.
	Residential Density 2. Investigate applying a density coding of R60 to the local centre through the preparation of a new local planning scheme.
	3. Investigate whether it is appropriate to apply an R40 density code to existing R20/40 lots surrounding the local centre.
	Built Form 4. Investigate planning controls in a new local planning scheme to prevent residential developments without commercial components within the activity centre and ensure a suitable transition between commercial and residential land uses. This may be in the form of a Local Planning Policy.

4: Abernethy Road and Local Planning Policy No. 3 – Abernethy Road (Gabriel Street to Dempsey Street) (LPP 3)	Strategies
	<ol style="list-style-type: none">1. Facilitate the delivery of a contemporary planning framework which meets the needs of the community.3. Apply appropriate zonings and density codings to land in close proximity to transport corridors and activity centres.4. Facilitate ongoing housing choice for the existing and future community which responds to discrepancies between dwelling size and household composition.7. Facilitate medium and high-density infill development which is of a high-quality and positively contributes to the streetscape.
	Key Considerations and opportunities <ul style="list-style-type: none">• Abernethy Road is identified as an ‘Other Regional Road’ under the care and control of DPLH.• Based on Main Roads WA (MRWA) traffic counts, Abernethy Road averages 32,577 vehicles per day on weekdays on the section between Leach Highway and Kew Street.• Lots fronting Abernethy Road are subject to transport noise considerations.• Clause 4.7.1 of LPS 15 states that where residential land abuts a regional road reserve, vehicular access to the road will not be permitted for residential development other than for a single house, unless a vehicular access plan has been approved.• Land generally adjacent to Abernethy Road is coded R20/60.• Local Planning Policy No. 3 – <i>Abernethy Road (Gabriel Street to Dempsey Street)</i> (LPP 3) was formulated considering the extent of traffic utilising Abernethy Road, the need to limit the number of access points to the road, and the desire for high quality development.• LPP 3 requires that for any development other than a single residence, a public easement in gross must be provided to facilitate shared vehicular access

	<p>between lots. This is depicted in the Vehicle Access Plan which proposes an 8m wide easement along Abernethy Road.</p> <ul style="list-style-type: none"> • LPP 3 includes design guidelines for dwellings and fencing. In addition, the Policy requires a minimum lot size of 1,300 square meters in order for development to be considered above R20. • These development requirements have ultimately led to minimal development. Only two developments at a code greater than R20 have occurred at 393-395 Abernethy Road and at 6 Tighe Street, 324 Kew Street and 475 and 477 Abernethy Road. • Various R20 developments have incorporated cross access easements, although these are currently sporadic. Future development presents an opportunity to connect these easements over time. • The requirement for public access easements and the 1,300 square metre minimum lot size minimises direct vehicle access points on Abernethy Road, offering opportunities to consolidate crossovers for improved traffic management and safety. These provisions could remain in a local planning policy or be integrated into a new Local Planning Scheme to ensure consistency. • LPP 3 has not been reviewed since the R-Codes were amended. If LPP 3 is retained, there is an opportunity to update it to be consistent with the R-Code requirements. • DPLH is seeking to rationalise flexible density codes through the preparation of new local planning schemes, creating an opportunity for the application of straight density codes to this area. 				
Actions:	<table border="1"> <tr> <td data-bbox="497 1098 712 1129">Zoning and Built Form</td><td data-bbox="712 1098 1908 1241"> <ol style="list-style-type: none"> 1. Through the preparation of a new local planning scheme, investigate whether it is appropriate to retain or repeal LPP 3. 2. Through the preparation of a new local planning scheme, investigate whether it is appropriate to include additional site and development requirements that require all development excluding single houses to achieve a minimum lot size of 1,300m² and to provide a public easement in gross to promote shared vehicular access between lots in accordance with an adopted Vehicle Access Plan. </td></tr> <tr> <td data-bbox="497 1241 712 1270">Residential Density</td><td data-bbox="712 1241 1908 1270"></td></tr> </table>	Zoning and Built Form	<ol style="list-style-type: none"> 1. Through the preparation of a new local planning scheme, investigate whether it is appropriate to retain or repeal LPP 3. 2. Through the preparation of a new local planning scheme, investigate whether it is appropriate to include additional site and development requirements that require all development excluding single houses to achieve a minimum lot size of 1,300m² and to provide a public easement in gross to promote shared vehicular access between lots in accordance with an adopted Vehicle Access Plan. 	Residential Density	
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Residential Density					

	3. Through the preparation of a new local planning scheme, investigate the appropriateness of applying an R60 density code to existing R20/60 lots fronting Abernethy Road.
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<p>5: Development Area 3</p>  <p>LOCAL SCHEME ZONES</p> <ul style="list-style-type: none">Civic and CulturalCommercialIndustrialMixed BusinessMixed UsePlace of Public AssemblyPlace of Public Assembly - ClubPlace of Public Assembly - Place of Public WorshipPlace of Public Assembly - Pre-School CentrePlace of Public Assembly - Private SchoolPlace of Public Assembly - RacecourseResidential (R20) Density Unless Otherwise ShownResidential and StablesService StationSpecial Development PrecinctTown Centre <p>LOCAL SCHEME RESERVES</p> <ul style="list-style-type: none">Local roadMajor Distribution RoadParks and RecreationParks and Recreation : Water Supply Sewerage and DrainagePublic Purposes : Ambulance DepotPublic Purposes : Civil Defence	<p>Strategies</p> <p>2. Facilitate the delivery of a contemporary planning framework which meets the needs of the community.</p> <p>Key Considerations and Opportunities</p> <ul style="list-style-type: none">Land abutting Dod Reserve and fronting Kew Street is identified as Development Area 3 by LPS 15 (outlined purple on the plan to the left).Originally, TPS 14 required a Structure Plan to guide subdivision and development in this area. This same requirement was incorporated into LPS 15.In 2008, the Western Australian Planning Commission adopted a Structure Plan for this land (included overleaf). The Structure Plan is due to expire in 2025.Key features of the Structure Plan include:<ul style="list-style-type: none">A road reserve on a portion of Dod Reserve and the original 51 Kew Street and Lot 8 Fisher Street.R20 lots with sizes ranging from 555m² to 846m².Retention of existing dwellings.All but one lot has been subdivided and developed in accordance with the Structure Plan.The R-Codes provide appropriate standards for developing the remaining lot.
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Actions:	Zoning Built Form and Residential Density 1. Through the preparation of a new local planning scheme, investigate whether it is appropriate to remove the requirement for a structure plan over the land currently designated as Development Area 3 by LPS 15.

Appendix 1 - Population and Housing Characteristics

Population

The 2021 Census data revealed Cloverdale had a population of 8,864 people. From 2011 to 2021, Cloverdale’s population increased by 1,592 persons or 21.8%. Forecasts undertaken by Forecast id predict that by 2041 Cloverdale’s population will increase to 11,151 people and have a density of 2,830 persons per square km.

Age Structure

A comparison between Cloverdale and the City of Belmont in 2021 reveals that Cloverdale had a higher proportion of people in the younger age groups (under 24) and a lower proportion of people in the older age groups (60-84). The largest age group in Cloverdale was the 35 to 49 year age bracket, accounting for 21% of the population. This was consistent with the City of Belmont’s dominant age group in 2021(refer to **Figure 1**).

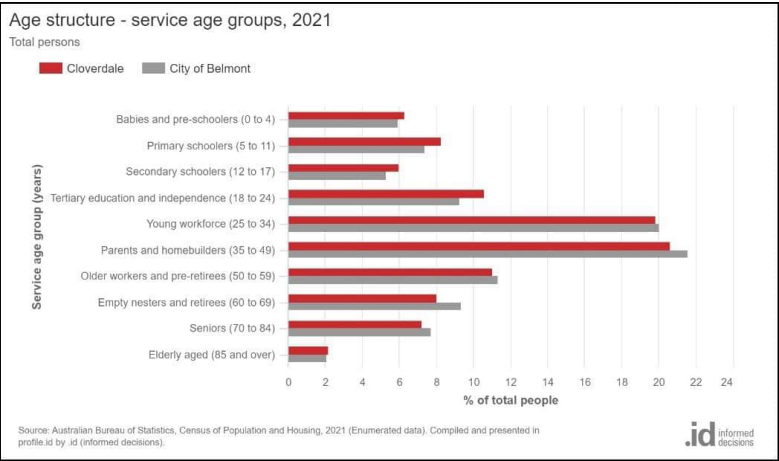


Figure 1 – Age Structure – Service Age Groups (2021) (.id 2024)

Forecasts indicate that by 2031 there will be a 6.2% increase in populations up to 14 years of age, a 18.5% increase in those of retirement age (65+), and a 11% increase in population of working age (15-64). The largest increase between 2021 and 2031 is anticipated to occur in those aged 60 to 64, accounting for an additional 212 persons (see **Figure 2**). The dominant age structure for persons in the suburb is also anticipated to change from the 30 to 34 year age bracket which accounted for 10.7% of the total persons in 2021, to the 25 to 29 year age bracket which is anticipated to grow by 116 and account for 9.5% of the population by 2041.

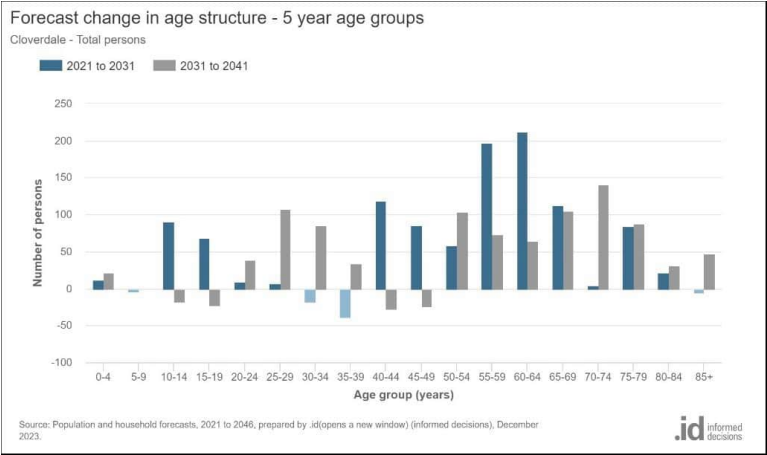


Figure 2 – Forecasted Change in Age Structure (2021) (.id 2024)

Family Structure

When comparing the household types in Cloverdale to the City of Belmont in 2021, the analysis reveals relatively similar structures. The key differences were:

- The proportion of couples with children in Cloverdale was 24.6%, higher than the 22.4% observed in the City of Belmont.
- Cloverdale had a higher proportion of one-parent families at 11.7%, compared to 9.3% in the City of Belmont.
- The proportion of couples without children was lower in Cloverdale at 21.4%, compared to 23.9% in the City of Belmont.
- Cloverdale had a smaller proportion of lone persons at 28.6%, compared to 31.1% in the City of Belmont.

The dominant household type is currently and is forecast to continue to be lone person households (Figure 3 and Figure 4). These forecasts also follow the trend noticed between 2011 and 2021 which saw the greatest increase in the number of lone person households (+257), followed by couples with children (+176), and couples without children (+75).

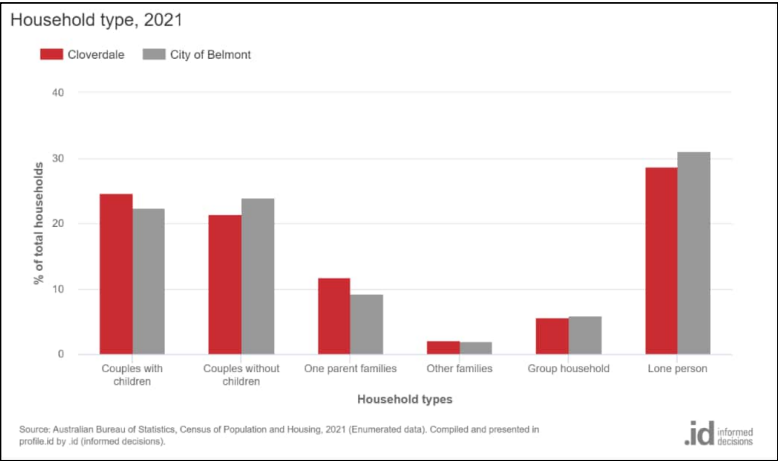


Figure 3 – Household Type (2021) (.id 2024)

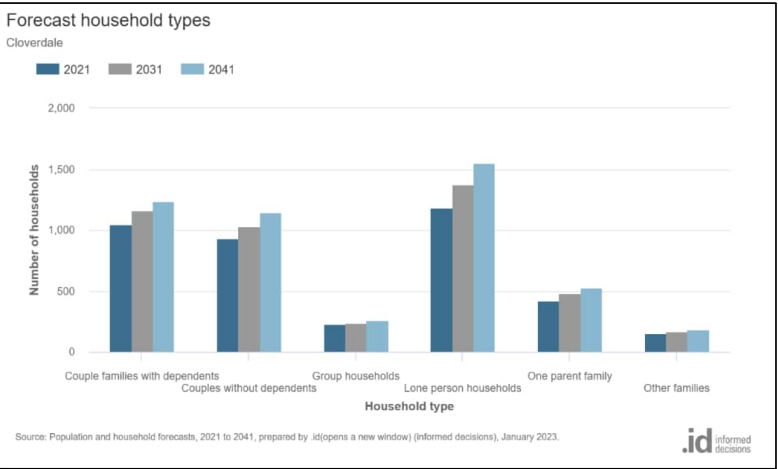


Figure 4 – Forecast Change in Household Types (.id 2024)

Dwelling Structure

In 2021 the types of dwellings in Cloverdale compared to the City of Belmont revealed some notable differences. In Cloverdale, 73.9% of all occupied dwellings were separate houses, while semi-detached, row or terrace house, townhouses etc accounted for 19.7% and flats or apartments 5.8%. In comparison, the City of Belmont housing stock comprised 65% separate houses, 20.3 % semi detached, row or terrace house, townhouses etc, and a higher proportion of flats or apartments at 14.4% (refer to **Table 2**). These figures indicate that Cloverdale had a higher percentage of separate houses, a similar proportion of semi-detached, row or terrace house, townhouses, and a lower percentage of flat or apartments compared to Belmont.

Examining the changes in dwellings types in Cloverdale between 2011 and 2021, the following trends emerge:

- Separate House (+74 dwellings)
- Semi-detached, row or terrace house, townhouse etc (+487 dwellings)
- Flat or apartment (+8 dwellings)

The growth in the number of semi-detached, row or terrace houses, townhouses indicates a shift toward denser housing options. This trend is expected to continue over the next decade, addressing housing affordability challenges and increasing housing diversity.

Cloverdale – Occupied Dwellings (Enumerated)	2021			2011			Change
Dwelling type	Number	%	City of Belmont %	Number	%	City of Belmont %	2011 to 2021
Separate house	2,513	73.9	65	2,439	86.8	73	+74
Semi-detached, row or terrace house, townhouse etc.	669	19.7	20.3	182	6.5	15.1	+487
Flat or apartment	197	5.8	14.4	189	6.7	11.6	+8
Other	11	0.3	0.1	0	0.0	0.1	11
Total Private Dwellings (Occupied)	3,390	100.0	100.0	2,810	100.0	100.0	+580

Table 2: Occupied Dwelling Structure 2011-2021 (ABS 2024)

Number of Bedrooms

A comparative analysis of bedroom numbers between Cloverdale and the City of Belmont in 2021 reveals that Cloverdale had a smaller proportion of 1 and 2 bedroom dwellings and a greater portion of 3 bedroom dwellings (see **Figure 5**). The proportion of dwellings with 4 or more bedrooms was similar between Cloverdale and the City of Belmont. Specifically, 21.1% of households in Cloverdale resided in dwellings with 2 bedrooms or less, while for the City of Belmont, the corresponding percentage was higher at 27.5%. In terms of dwellings with 3 bedrooms, Cloverdale contained 46% while 42% were located across the wider City of Belmont area.

While Cloverdale currently has a lower proportion of dwellings with 2 bedrooms or less compared to the City of Belmont, an examination of the trends between 2011 and 2021 reveals that the increase in dwellings with 2 bedrooms or less was higher than the increase in dwellings with four bedrooms or more (see **Figure 6**). This may reflect the biggest change in household size between 2011 and 2021 which was lone person households.

Despite the above, there is still a disparity between the proportion of households consisting of only one person, which is currently 30% (see **Figure 7**) and the availability of single bedroom dwellings, which makes up 4.2% of the housing stock. It is anticipated that this discrepancy will continue, especially considering the projected substantial increase in lone person households. To address this issue, it is important to promote a diverse range of dwelling types, including single bedroom dwellings, within the suburb including single bedroom dwellings. This will help cater to the specific housing needs of Cloverdale’s residents.

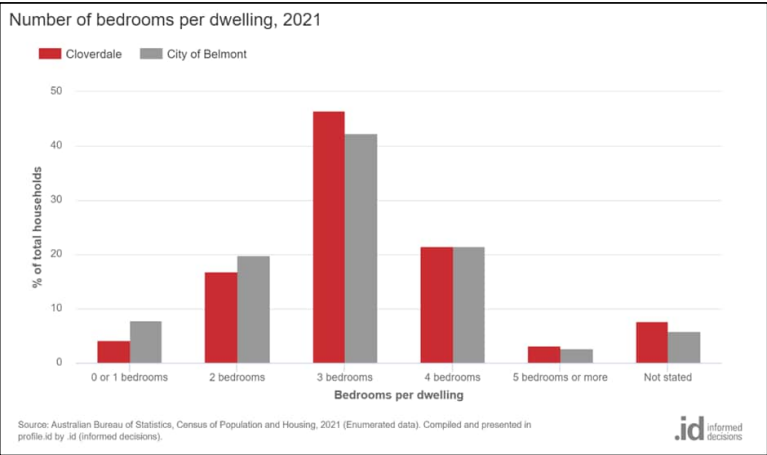


Figure 5 – Number of bedrooms per dwelling – Belmont and City of Belmont (.id 2024)

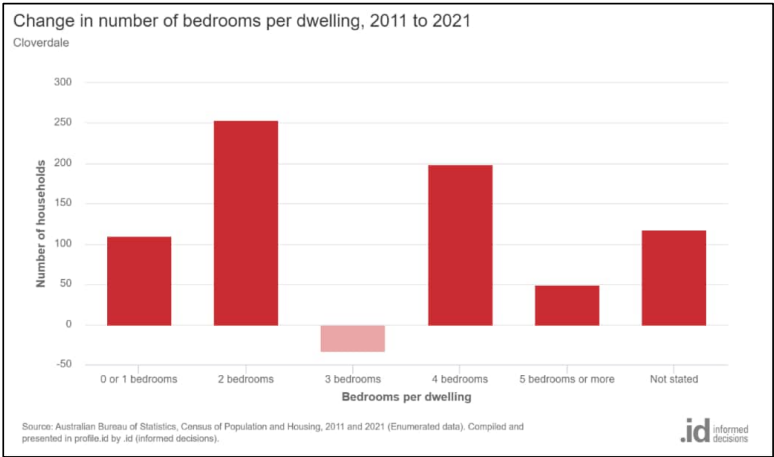


Figure 6 – Change in number of bedrooms per dwelling 2011 to 2021 (.id 2024)

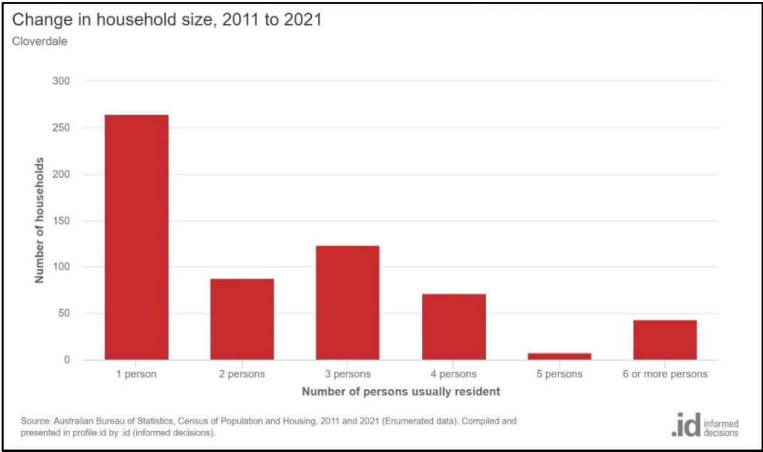


Figure 7 – Change in Household Size 2011 to 2021 (.id 2024)

PART 2
KEWDALE

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Snapshot – Population and Dwellings

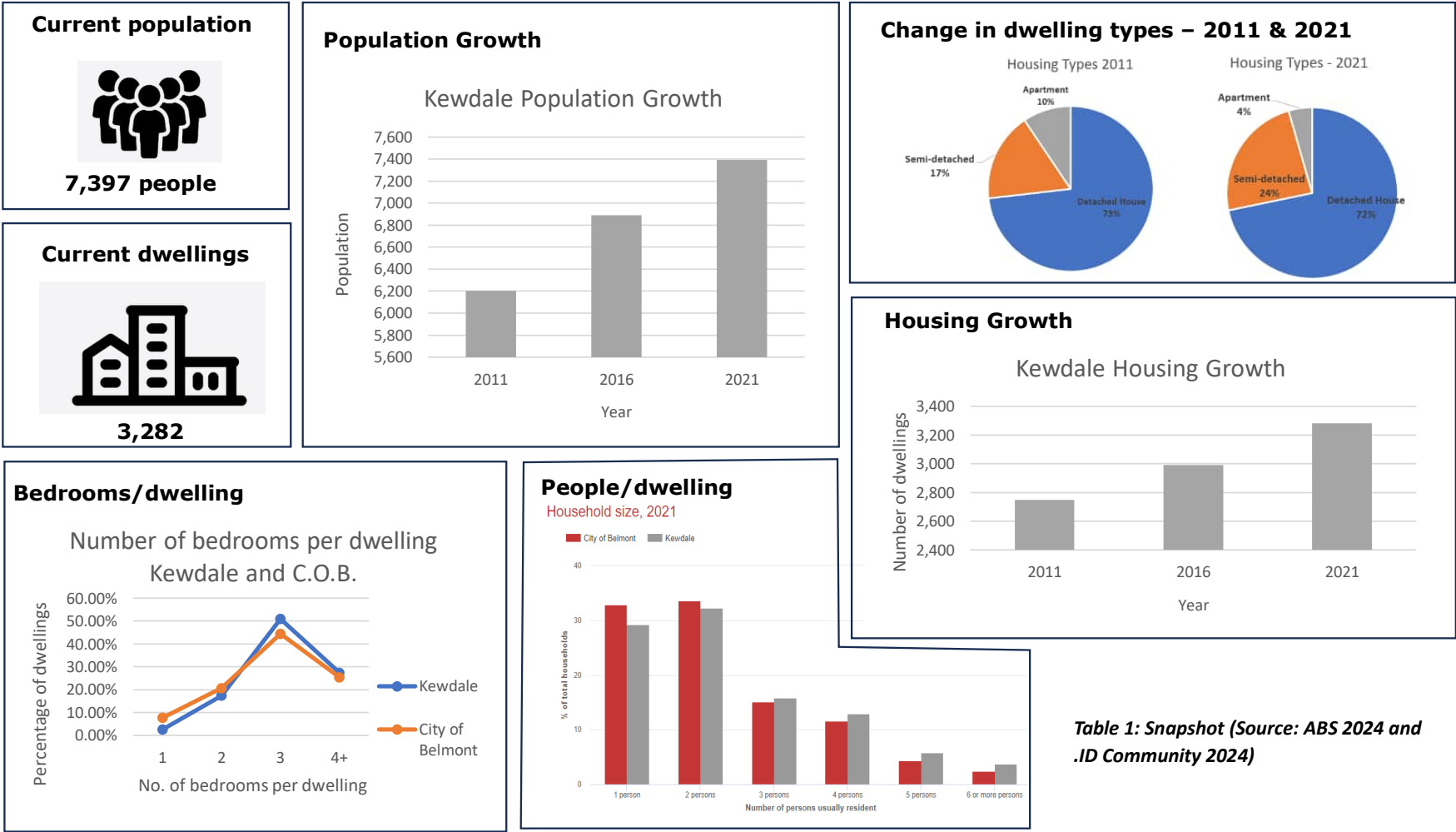


Table 1: Snapshot (Source: ABS 2024 and .ID Community 2024)

Kewdale Overview

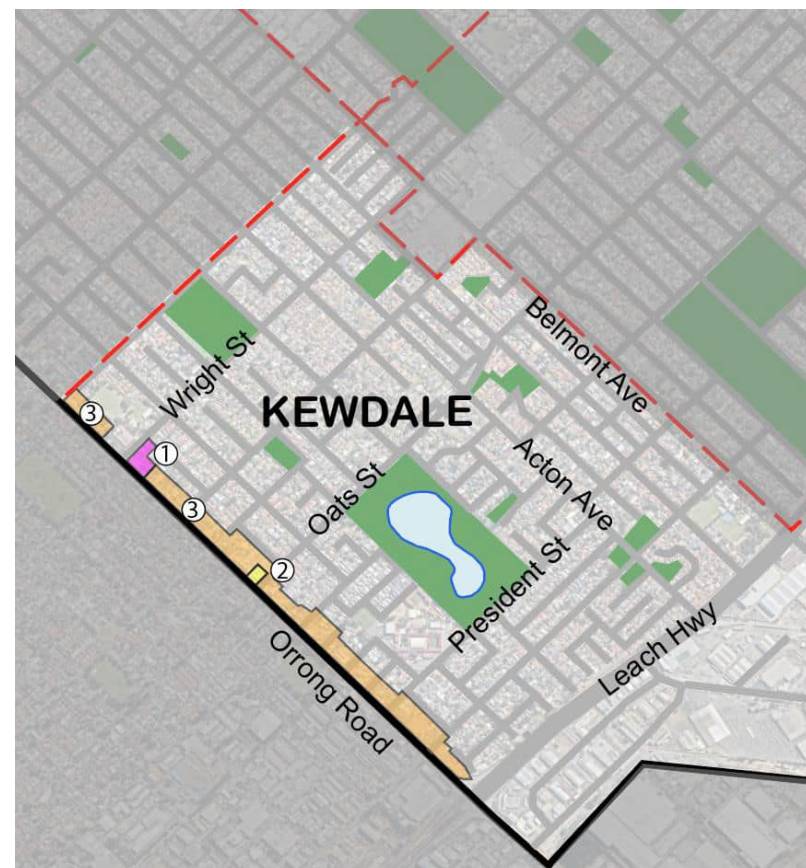
Location and Focus Areas

The suburb of Kewdale comprises an area of 7.71 square kilometres and is bound by Orrong Road, Sydenham Street, Belmont Avenue, Knutsford Avenue, Leach Highway, Tonkin Highway and the Kewdale Freight Terminal.

There are 3 key focus areas within the suburb of Kewdale that will be analysed as part of this Local Housing Strategy. These include:

1. Wright Street Local Centre
2. Belmont Square Local Centre
3. Orrong Road Corridor subject to Local Planning Policy No. 2

Land outside of these focus areas will be discussed more broadly in the city-wide section of the Local Housing Strategy or within a specific other suburb.



Key Features

Connectivity

- Kewdale is well serviced by major transport routes such as Orrong Road and Leach Highway.
- Oats Street, Gabriel Street, Wright Street, Acton Avenue and President Street provide connections to surrounding suburbs.
- Kewdale is serviced by several bus routes including routes 38, 39, 284 which provide connections to adjacent local government areas, Redcliffe Station and key locations such as Perth CBD. The high frequency circle route 998/999 also services the suburb and provides connections to various suburbs around Perth.
- Kewdale has several bicycle routes and lanes, though they are not located in all residential areas. The suburb features a high-quality principal shared path along Leach Highway, with streets like Surrey Road designed to be safe for active transportation.

Centres and Services

- There are three activity centres within Kewdale. These include:
 - Belmont Square Local Centre.
 - Wright Street Local Centre.
 - Kewdale Industrial Area (specialised centre)
- The Australian Islamic College is located adjacent to Tomato Lake Reserve. Students travel from surrounding local government areas to attend this school.
- The suburb also contains Carlisle and Kewdale Primary Schools.

Public Open Space

- Kewdale contains approximately 50 hectares of public open space, making it the suburb with the second largest amount of public open space in the City.
- These public open spaces are also highly accessible to residents, with more than 95% of dwellings being within 400m of a park.

Development Patterns

- Development in Kewdale's residential areas primarily took place in the 1960s and 1970s, with additional significant development occurring in the 1980s and 1990s.
- Kewdale saw a relatively low level of growth between 2011 and 2021 at 12% compared to 26.4% for the City of Belmont.
- Kewdale is predominantly characterised by single houses and a large number of older grouped dwelling developments (duplexes and villas).
- Renewal of the area is ongoing with the development of grouped and multiple dwellings. This development is predominantly occurring within:
 - R20/40 and R20/60 areas along Wright Street, Oats Street and Orrong Road
 - On the former Kewdale High School site.
 - Corner lots
 - Historically larger lots
- Kewdale currently contains 3,432 residential lots. Of these, 536 lots, based on their size and width, have the capacity for infill development. However, it is important to recognise that not all landowners may choose to pursue further development of their properties.

Suburb Wide Actions

Suburb wide actions for Kewdale have been prepared based on information from the Key Features section, the Focus Area Summary Table, and Appendix 1 – Population and Housing Characteristics. By integrating these sources, actions were developed to facilitate and support the development of future housing within Kewdale.

- | | |
|--|--|
| <ul style="list-style-type: none">• Encourage a variety of housing options to cater to the evolving needs of the community, especially in light of Kewdale’s growing younger population, and projected increase in the ageing population.• Encourage and support higher density development in appropriate locations, such as in close proximity to activity centres and high frequency bus routes. | <ul style="list-style-type: none">• Promote alternative transport modes, such as public transport and active travel, to reduce reliance on private vehicles. |
|--|--|

Focus Areas

1: Wright Street local centre

200m Catchment 400m Catchment

LOCAL SCHEME ZONES

Civic and Cultural	Place of Public Assembly - Pre-School Centre	Use and Carve
Commercial	Place of Public Assembly - Private School	Commercial
Industrial	Place of Public Assembly - Racecourse	Industrial
Mixed Business	Residential (R20 Density Unless Otherwise Shown)	Place of Public Assembly - Pre-School Centre
Mixed Use	Residential and Stables	Place of Public Assembly - Private School
Place of Public Assembly	Service Station	Place of Public Assembly - Racecourse
Place of Public Assembly - Club	Special Development Precinct	Residential (R20 Density Unless Otherwise Shown)
Place of Public Assembly - Place of Public Worship	Town Centre	Residential and Stables

LOCAL SCHEME ZONES

Use and Carve	Place of Public Assembly - Pre-School Centre	Place of Public Assembly - Private School
Commercial	Place of Public Assembly - Racecourse	Residential (R20 Density Unless Otherwise Shown)
Industrial	Residential and Stables	Service Station
Mixed Business	Special Development Precinct	Town Centre
Mixed Use		
Place of Public Assembly		
Place of Public Assembly - Club		
Place of Public Assembly - Place of Public Worship		

Strategies


1. Facilitate the delivery of a contemporary planning framework which meets the needs of the community.
3. Apply appropriate zonings and density codings to land in close proximity to transport corridors and activity centres.
4. Facilitate ongoing housing choice for the existing and future community which responds to discrepancies between dwelling size and household composition.
5. Encourage development of underutilised 'Urban' zoned land.
7. Facilitate medium and high density infill development which is of high quality and positively contributes to the streetscape.

Key Considerations and Opportunities

- The centre is identified as a Local Centre within the Activity Centre Planning Strategy.
- The local centre offers an opportunity for residential development within and around the centre to support the ongoing viability of commercial uses, provide convenient access to services and amenities, and increase housing diversity.
- The centre does not currently have a density coding under LPS 15. There is an opportunity to apply a density code through the preparation of a new local planning scheme.
- While the 'Commercial' zoning of the centre is currently consistent with the *Planning and Development (Local Planning Schemes) Regulations 2015*, Department of Planning, Lands and Heritage (DPLH) are planning to introduce 'Centre', 'Neighbourhood Centre', and 'Local Centre' zones. This presents an opportunity for the future zoning of the local centre to align with these new zones.
- The centre abuts Orrong Road, which is under Main Roads WA control. Planning Control Area 142 partly extends into the lots abutting Orrong Road (shaded pink in the map to the left). The purpose of the Planning Control Area is to protect land required for the future upgrade of Orrong Road.

	<ul style="list-style-type: none"> Existing buildings fronting Wright Street contain expanses of at-grade car parking. Each lot has rear access to a 6m wide public right-of-way accessed from Orrong Road. While ownership of the centre is fragmented, a number of landowners hold more than one lot. The centre has redevelopment potential within the medium to long term. 289-295 Orrong Road are currently used for residential purposes. These lots are subject to Additional Use 5b which provides for the uses of 'Consulting Rooms', 'Restaurant', 'Medical Centre', 'Office', 'Serviced Apartments', 'Showroom' (where no single tenancy exceeds 200m² NLA) and 'Studio'. The Retail Needs Assessment (RNA) prepared to inform the Activity Centre Planning Strategy, suggests shop/retail floorspace within the Wright Street Local Centre should only be increased by a small amount (25m²) until further development occurs. Given there is capacity for the additional floorspace to be accommodated within the existing boundaries of the Wright Street local centre, it may be appropriate to remove Additional Use 5b from 289-295 Orrong Road. There is an opportunity to align with the City's Activity Centre Planning Strategy by applying a residential density code of R60 to the local centre. Development would be limited to a maximum of 3 storey's, a front setback of 2m, and side and rear setbacks of 3m. This code is consistent with the maximum density code already applied to land along Orrong Road. State Planning Policy 4.2 – Activity Centres (SPP 4.2) sets a residential density target of 25+ dwellings per gross urban zone hectare within the 200 metre catchment of local centres (outlined in yellow). The local centre has achieved a result of approximately 12.13 dwellings per urban zone hectare. The 2011 Local Housing Strategy aimed to increase residential densities near activity centres while maintaining low density codes around schools. It included an initiative to upcode land to R20/40 within a 400m walkable distance from the local centre and along the Wright Street high frequency bus route, connecting to the town centre. However, some lots within the walkable catchment were retained as R20.
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	<ul style="list-style-type: none"> • This approach has the potential to unintentionally create homogeneity in residential development near schools. It's important to recognise that increasing residential density codes doesn't exclude families or require development at maximum density. Families vary in size, type, and housing preferences, with some not needing or preferring a traditional R20 single house. • There are several dual coded lots with frontages greater than 16 metres that are underdeveloped. The number of remaining lots is insufficient to meet the target of 25+ dwellings per gross urban hectare. • A large portion of the centre's walkable catchment extends beyond the local government boundary into Carlisle within the Town of Victoria Park. There is limited subdivision potential (approximately 12 development opportunities) within this area at the existing density code (R30). Therefore, it is not anticipated that Carlisle will contribute to achieving the local centre's dwelling target. • DPLH is seeking to rationalise flexible density codes through the preparation of new local planning schemes, creating an opportunity for the application of straight density codes to this area. 						
Actions:	<table border="1"> <tr> <td data-bbox="439 817 448 1158">Zoning</td><td data-bbox="448 817 1906 930"> <ol style="list-style-type: none"> 1. Investigate rezoning of the centre to 'Local Centre' zone through the preparation of a new local planning scheme. 2. Through the preparation of a new local planning scheme, investigate whether it is appropriate to remove or retain Additional Use 5b from 289-295 Orrong Road. </td></tr> <tr> <td data-bbox="439 930 448 1070">Residential Density</td><td data-bbox="448 930 1906 1070"> <ol style="list-style-type: none"> 3. Investigate the appropriateness of applying an R60 density coding to the local centre under a new local planning scheme. 4. Investigate whether it is appropriate to apply an R40 density code to existing R20/40 lots surrounding the local centre. 5. Through the preparation of a new local planning scheme, investigate the appropriateness of increasing the density code of R20 lots within 200m of the local centre to R40. </td></tr> <tr> <td data-bbox="439 1070 448 1158">Built Form</td><td data-bbox="448 1070 1906 1158"> <ol style="list-style-type: none"> 6. Investigate planning controls in a new local planning scheme to prevent residential developments without commercial components within the activity centre and ensure a suitable transition between commercial and residential land uses. This may be in the form of a Local Planning Policy. </td></tr> </table>	Zoning	<ol style="list-style-type: none"> 1. Investigate rezoning of the centre to 'Local Centre' zone through the preparation of a new local planning scheme. 2. Through the preparation of a new local planning scheme, investigate whether it is appropriate to remove or retain Additional Use 5b from 289-295 Orrong Road. 	Residential Density	<ol style="list-style-type: none"> 3. Investigate the appropriateness of applying an R60 density coding to the local centre under a new local planning scheme. 4. Investigate whether it is appropriate to apply an R40 density code to existing R20/40 lots surrounding the local centre. 5. Through the preparation of a new local planning scheme, investigate the appropriateness of increasing the density code of R20 lots within 200m of the local centre to R40. 	Built Form	<ol style="list-style-type: none"> 6. Investigate planning controls in a new local planning scheme to prevent residential developments without commercial components within the activity centre and ensure a suitable transition between commercial and residential land uses. This may be in the form of a Local Planning Policy.
Zoning	<ol style="list-style-type: none"> 1. Investigate rezoning of the centre to 'Local Centre' zone through the preparation of a new local planning scheme. 2. Through the preparation of a new local planning scheme, investigate whether it is appropriate to remove or retain Additional Use 5b from 289-295 Orrong Road. 						
Residential Density	<ol style="list-style-type: none"> 3. Investigate the appropriateness of applying an R60 density coding to the local centre under a new local planning scheme. 4. Investigate whether it is appropriate to apply an R40 density code to existing R20/40 lots surrounding the local centre. 5. Through the preparation of a new local planning scheme, investigate the appropriateness of increasing the density code of R20 lots within 200m of the local centre to R40. 						
Built Form	<ol style="list-style-type: none"> 6. Investigate planning controls in a new local planning scheme to prevent residential developments without commercial components within the activity centre and ensure a suitable transition between commercial and residential land uses. This may be in the form of a Local Planning Policy. 						

2: Belmont Square local centre	Strategies
 <p>200m Catchment R20/40</p> <p>LOCAL SCHEME ZONES</p> <p>LOCAL SCHEME ZONES</p>	<p>1. Facilitate the delivery of a contemporary planning framework which meets the needs of the community.</p> <p>3. Apply appropriate zonings and density codings to land in close proximity to transport corridors and activity centres.</p> <p>4. Facilitate ongoing housing choice for the existing and future community which responds to discrepancies between dwelling size and household composition.</p> <p>5. Encourage development of underutilised 'Urban' zoned land.</p> <p>7. Facilitate medium and high density infill development which is of high quality and positively contributes to the streetscape.</p> <p>Key Considerations and Opportunities</p> <ul style="list-style-type: none">• The centre is identified as a Local Centre within the Activity Centre Planning Strategy.• The centre does not currently have a density coding under LPS 15. There is an opportunity to apply a density code through the preparation of a new local planning scheme.• While the 'Commercial' zoning of the centre is currently consistent with <i>the Planning and Development (Local Planning Schemes) Regulations 2015</i>, DPLH are planning to introduce 'Centre', 'Neighbourhood Centre', and 'Local Centre' zones. This presents an opportunity for the future zoning of the local centre to align with these new zones.• The centre contains a sporting goods store, pool supplies store, and pizza shop. Currently, the centre does not offer the services and amenities to effectively function as a local centre for the community. The buildings, constructed in the 1990s, are unlikely to be redeveloped in the short term.• 347 and 351 Orrong Road and 2 Oats Street are subject to the Additional Uses of Consulting Rooms, Medical Centre, Office, Serviced Apartments, Showroom, and Studio. 347 Orrong Road, owned by the Western Australian Planning Commission, falls within Planning Control Area 142, designated for future upgrades to Orrong Road, prohibiting any development on this land.• The City's Activity Centre Planning Strategy states that a residential density code of R60 may be appropriate for the local centre. Development would be limited to a

		<p>maximum of 3 storeys, a front setback of 2m, and side and rear setbacks of 3m. This density code is consistent with the maximum density coding already applied to land along Orrong Road.</p> <ul style="list-style-type: none"> SPP 4.2 sets a residential density target of 25+ dwellings per gross urban zone hectare within the 200 metre catchment of local centres (outlined in yellow). The local centre has achieved a result of approximately 18.49 dwellings per urban zone hectare. This will be increased to approximately 19.53 dwellings following construction of the approved grouped dwellings on the corner of Oats Street and Rowlands Street. There remains a number of dual coded lots with development potential at current densities and which have frontages of greater than 16m within the 200m catchment. These offer potential for redevelopment. A large portion of the centre's walkable catchment extends beyond the local government boundary into Carlisle within the Town of Victoria Park. Land in this area is zoned Residential and has a density code of R30. The area is experiencing redevelopment and may accommodate additional dwellings within the walkable catchment. There are approximately 20 lots capable of further subdivision and development. At existing densities, the centre is capable of achieving the 25+ dwelling target in the long-term. DPLH is seeking to rationalise flexible density codes through the preparation of new local planning schemes, creating an opportunity for the application of straight density codes to this area.
Actions:	Zoning	<ol style="list-style-type: none"> Investigate the appropriateness of rezoning the centre to 'Local Centre' zone through the preparation of a new local planning scheme. Through the preparation of a new local planning scheme, investigate whether it is appropriate to remove or retain the additional uses from 347 and 351 Orrong Road and 2 Oats Street.
	Residential Density	<ol style="list-style-type: none"> Investigate the appropriateness of applying a density coding of R60 to the centre under a new local planning scheme. Investigate whether it is appropriate to apply an R40 density code to existing R20/40 lots surrounding the local centre.
	Built Form	

	5. Investigate planning controls in a new local planning scheme to prevent residential developments without commercial components within the activity centre and ensure a suitable transition between commercial and residential land uses. This may be in the form of a Local Planning Policy.
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3: Orrong Road Corridor/LPP 2 Policy Area	Strategies
	<p>Strategies</p> <ol style="list-style-type: none">1. Facilitate the delivery of a contemporary planning framework which meets the needs of the community.3. Apply appropriate zonings and density codings to land in close proximity to transport corridors and activity centres.4. Facilitate ongoing housing choice for the existing and future community which responds to discrepancies between dwelling size and household composition.5. Encourage development of underutilised 'Urban' zoned land.7. Facilitate medium and high density infill development which is of high quality and positively contributes to the streetscape.
	<p>Key Considerations and Opportunities</p> <ul style="list-style-type: none">• Orrong Road is identified as an 'Other Regional Road' and is under the care and control of Main Roads WA (MRWA). MRWA are currently investigating improvements to Orrong Road to improve safety, reduce congestion, enhance connectivity and improve liveability for people who travel along or live near this road. This project is an opportunity for the City to engage with MRWA to ensure that existing and future development along the corridor is carefully considered.• Based on MRWA traffic counts, Orrong Road averages between 47,000-55,000 vehicles per day on weekdays through Kewdale/Carlisle.• Lots fronting and in proximity (approximately 300m) to Orrong Road are subject to transport noise considerations.• Clause 4.7.1 of LPS 15 states that where residential land abuts a regional road reserve, vehicular access to the road will not be permitted for residential development other than for a single house, unless a vehicular access plan has been approved.• Land generally adjacent to Orrong Road is coded R20/60.• Local Planning Policy No.2 - Orrong Road (LPP 2) was formulated considering the extent of traffic utilising Orrong Road, the need to limit the number of access points to the road, and the desire for high quality development.

	<ul style="list-style-type: none"> • The Policy also states that within the R20/60 area, Council will only support subdivision up to a density of R30 where a comprehensive subdivision plan addressing all access issues has been adopted for the redevelopment of a street block. In all other instances, subdivision above a base density of R20 is not supported. • For development above R40 within the R20/60 area, a minimum lot size of 2,000m² is required. • The R20/60 coding and provisions of LPP 2 have partially resulted in the removal of ageing dwellings and vehicle access points and the introduction of right of way easements. However, only 12 vehicle access plans have been prepared and there are still many lots which remain undeveloped and have direct access to Orrong Road. • The requirement for public access easements and the 2,000 square metre minimum lot size minimise direct vehicle access points on Orrong Road and promote the use of consolidated crossovers for improved traffic management and safety. These could remain in a local planning policy or be included in a new Local Planning Scheme as additional site and development requirements. • LPP 2 has not been reviewed since the Residential Design Codes have been amended. • Lots on Maikai Place are coded R20/60 abutting Orrong Road, and R20/40 on the opposite side of the street (including 10-12 Reen Street) so as to provide a transition to the adjoining R20 lots. It appears that prior to LPS 15, these lots had been coded R20/40. • It is however noted that these lots are not within proximity to any high frequency bus routes, are more than 800m from the closest activity centre, and Orrong Road is not a designated urban corridor under the Central Sub-Regional Planning Framework. The lots do not currently require Orrong Road for vehicle access, and the planning objective for the R20/60 coding (to encourage redevelopment to consolidate access points) is not relevant.
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		<ul style="list-style-type: none"> DPLH is seeking to rationalise flexible density codes through the preparation of new local planning schemes, creating an opportunity for the application of straight density codes to this area.
Actions:	Zoning and Built Form <ol style="list-style-type: none"> Through the preparation of a new local planning scheme, investigate whether it is appropriate to retain or repeal LPP 2. Through the preparation of a new local planning scheme, investigate whether it is appropriate to include additional site and development requirements that require all development excluding single houses to achieve a minimum lot size and to provide a public easement in gross to promote shared vehicular access between lots in accordance with an adopted Vehicle Access Plan. Through the review of the Orrong Road planning framework, engage with relevant stakeholders, i.e. MRWA and prominent landowners, as to their aspirations for the corridor and their land. 	
	Residential Density <ol style="list-style-type: none"> Investigate the appropriateness of the existing R20/60 and R20/40 codings of lots fronting Maikai Place and consider if these lots should be down-coded through the preparation of a new local planning scheme. Investigate whether it is appropriate to apply an R60 code to existing R20/60 coded properties along the corridor. 	

Appendix 1 - Population and Housing Characteristics

Population

The 2021 Census data revealed Kewdale had a population of 7,397 people. From 2011 to 2021, Kewdale’s population increased by 1,207 persons or 19.4%. Forecasts undertaken by Forecast id predict that by 2041, Kewdale’s population will increase to 8,803 people and have a density of 1,239.8 persons per square km.

Age Structure

A comparison between Kewdale and the City of Belmont in 2021 reveals that Kewdale had a higher proportion of people in the younger age groups (0 to 15 years) and a similar proportion of people in the older age groups (65+ years). In Kewdale the 30 to 34 year age bracket accounted for the largest amount of the population at 9.2%. This is consistent with the dominate age group for the City of Belmont (refer to **Figure 1**).

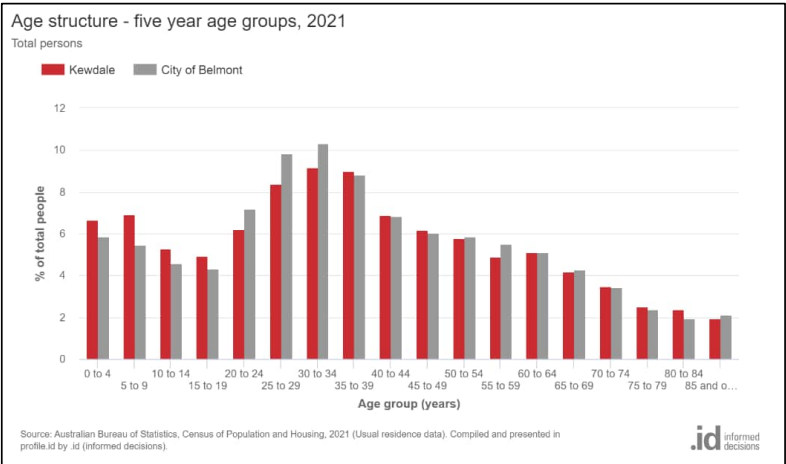


Figure 1 – Age Structure – Five Year Age Groups (2021) (.id 2024)

Between 2011 and 2021, the largest changes in age structure occurred in the following age groups:

- 35 to 39 (+198 persons)
- 30 to 34 (+150 persons)
- 5 to 9 (+138 persons)
- 25 to 29 (+122 persons)

These changes indicate significant growth in the younger age groups. However, according to forecasts undertaken by Forecast Id, the largest increase in persons between 2021 and 2031 is forecast to be in people 85 and over, which is expected to increase by 142 persons and account for 3.5% of the population (refer to **Figure 2**). Notwithstanding this, majority of the population are expected to remain within the 30-34 age bracket.

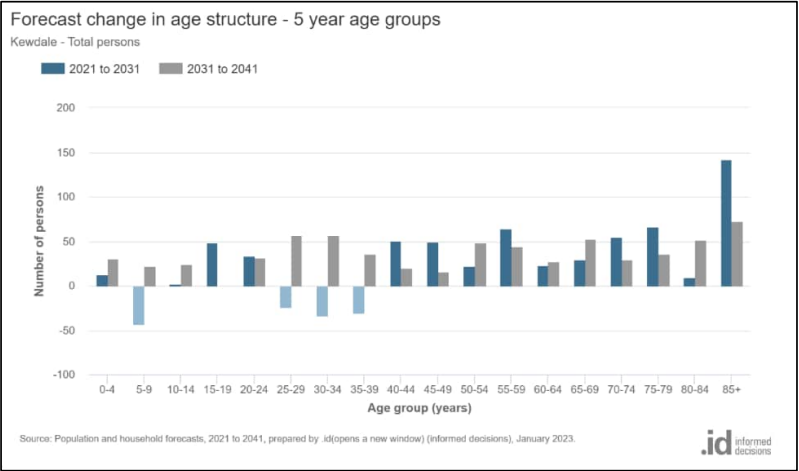


Figure 2 – Forecasted change in Age Structure – Five Year Age Groups (2021-2041) (.id 2024)

Family Structure

When comparing the household types in Kewdale to the City of Belmont in 2021, the analysis reveals the following:

- The proportion of couple families with children was 27.7%, higher than the 22.4% in the City of Belmont.
- The proportion of one parent families is 10.1%, higher than the 9.3% in the City of Belmont.
- Kewdale has a lower proportion of lone person households (28.1%), compared to the 31.1% in the City of Belmont.
- Similarly, the proportion of couples without children was 22.9% compared to the 23.9% observed in the City of Belmont (refer to **Figure 3**).

Analysing changes between 2011 and 2021 (refer to **Figure 4**), the largest increases in Kewdale were:

- Couples with children (+146 households)
- Lone persons (+129 households)
- Couples without children (+95 households)

This is set to change between 2021 and 2041 given the largest increase in forecast is to be in the lone person households (refer to **Figure 5**).

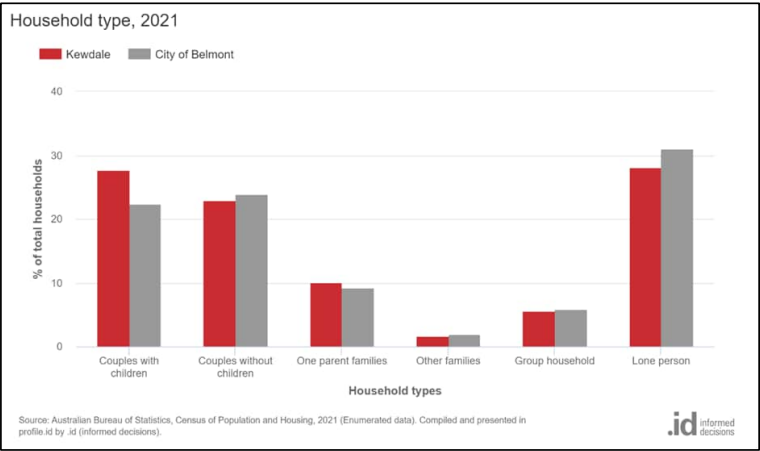


Figure 3 – Household Type (2021) (.id 2024)

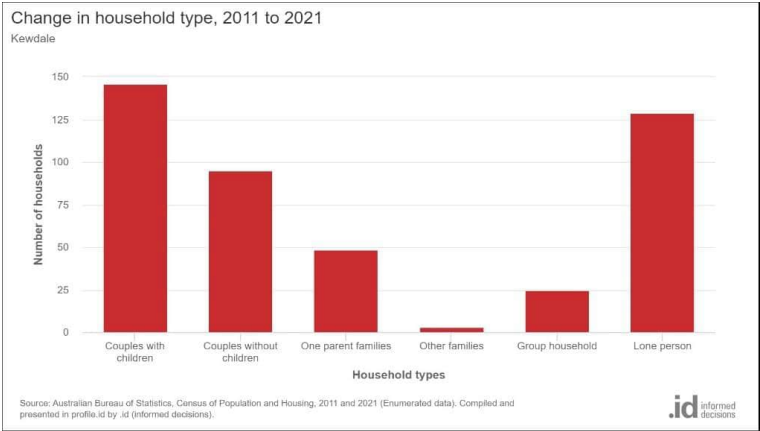


Figure 4 – Change in Household Type (2011 - 2021) (.id 2024)

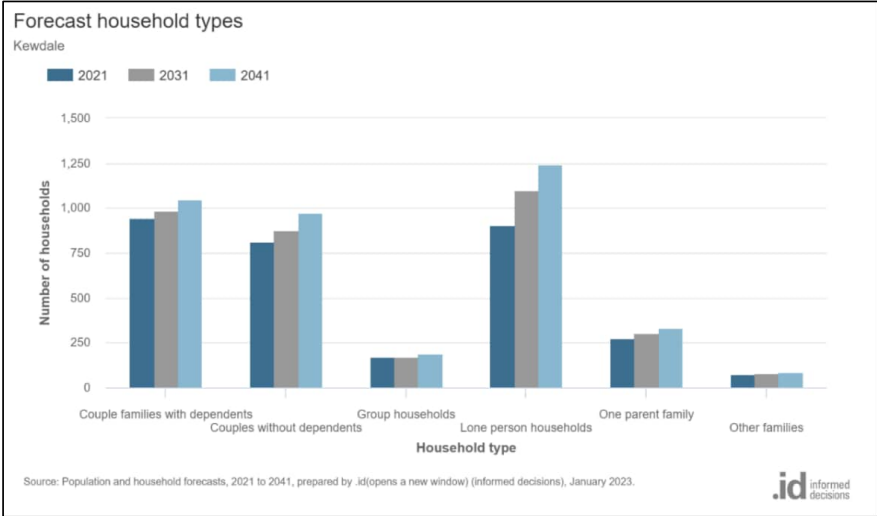


Figure 5 – Forecast household types (.id 2024)

Dwelling Structure

In 2021, the types of dwellings in Kewdale compared to the City of Belmont revealed some notable differences. In Kewdale, 71.7% of all occupied dwellings were separate houses, 23.8% were semi-detached/row/terrace house/ townhouses, and 4.4% were flats or apartments. In comparison, the City of Belmont housing stock comprised of 65% separate houses, 20.3 % semi-detached, row or terrace house, townhouses, and a higher proportion of flats or apartments at 14.4% (refer to **Table 2**). These figures indicate that Kewdale had a higher percentage of separate houses and semi-detached, row or terrace house, townhouses but a much lower percentage of flats or apartments than the City of Belmont.

Between 2011 and 2021, Kewdale experienced the greatest growth in separate house typologies. As shown in Table 1, an additional 280 separate house were delivered in the suburb during this period. There was also an increase in the number of semi-detached/row/terrace house/townhouses, however, a reduction in the number of flats or apartments.

It is anticipated that with the realisation of opportunities for flat/apartment developments particularly along Orrong Road and in proximity to activity centres, the number of semi-detached/row/terrace house/townhouses, flats and apartments will also increase.

Kewdale - Dwellings (Enumerated)	2021			2011			Change
Dwelling type	Numb er	%	City of Belmont %	Number	%	City of Belmont %	2011 to 2021
Separate house	2,052	71.7	65	1,770	73.2	73	+280
Semi- detached, row or terrace house, townhouse etc.	681	23.8	20.3	421	17.4	15.1	+260
Flat or apartment	127	4.4	14.4	228	9.4	11.6	-101
Other	0	0.0	0.1	0	0.0	0.1	0
Total Private Occupied Dwellings	2,860	100.0	100.0	2,419	100.0	100.0	+439

Table 2 – Occupied Dwelling Structure (ABS 2024)

Number of Bedrooms

A comparative analysis of bedroom numbers between Kewdale and the City of Belmont in 2021 reveals notable differences. In Kewdale, 19.8% of dwellings had two bedrooms or less, compared to a higher 27.5% in the City of Belmont. More notably, there were 49.1% of three-bedroom dwellings, compared to the City’s 42.2%. Conversely, 26.4% of dwellings in Kewdale had four or more bedrooms, which is slightly higher than the 24.2% observed in the City of Belmont. Additionally, Kewdale had a lower proportion of one bedroom or no bedroom dwellings at 2.8%, compared to 7.8% in the City of Belmont (refer to **Figure 6**).

Between 2011 and 2021, Kewdale saw a higher growth rate for dwellings with two bedrooms or less, indicating a shift towards reduced bedroom numbers. The increase in two bedrooms dwellings (+158) exceeded that of three bedroom dwellings (+106) (refer to **Figure 7**).

Despite this trend, there remains a significant disparity between the proportion of lone-person households, which is currently 29% (refer to **Figure 8**), and the availability of single-bedroom dwellings, which constitute just 2.8% of the housing stock.

It is anticipated that this discrepancy will persist, especially considering the projected significant increase in lone person households. To address this issue, it is important to promote a diverse range of dwelling types, including single bedroom dwellings, within the suburb. This will help cater to the specific housing needs and preferences of Kewdale’s residents.

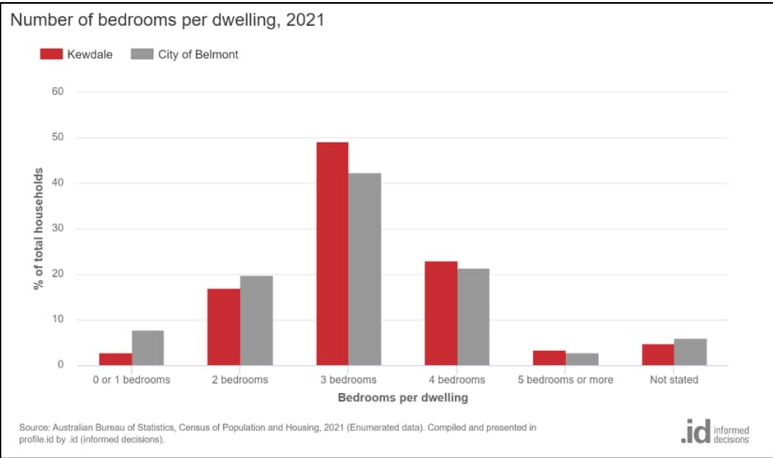


Figure 6 – Number of bedrooms per dwelling – Kewdale and City of Belmont (.id 2024)

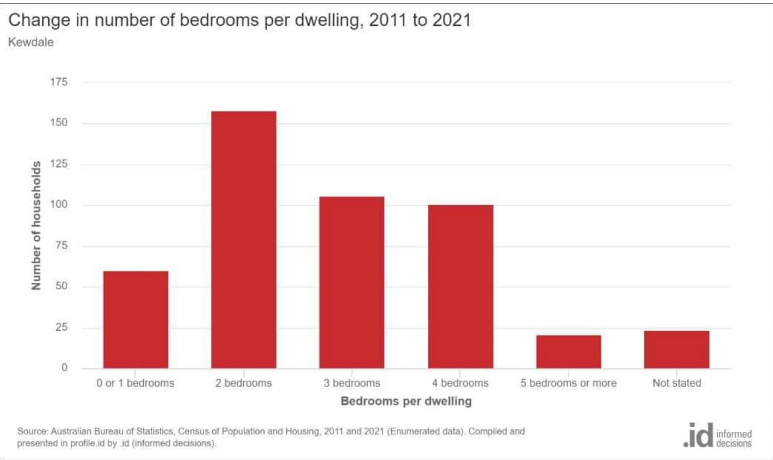


Figure 7 – Change in number of bedrooms 2011-2021 (.id 2024)

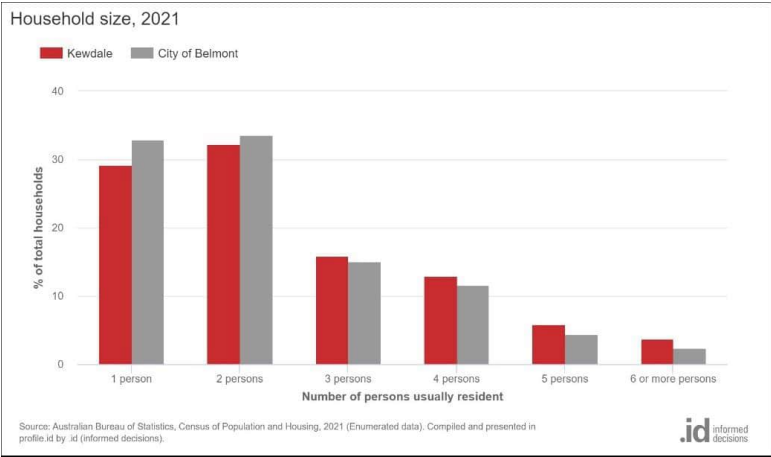


Figure 8 – Household Size – Kewdale and City of Belmont (.id 2024)

PART 2
REDCLIFFE

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Snapshot – Population and Dwellings



Table 1: Snapshot (Source: ABS 2024 and .ID Community 2024)

Redcliffe Overview

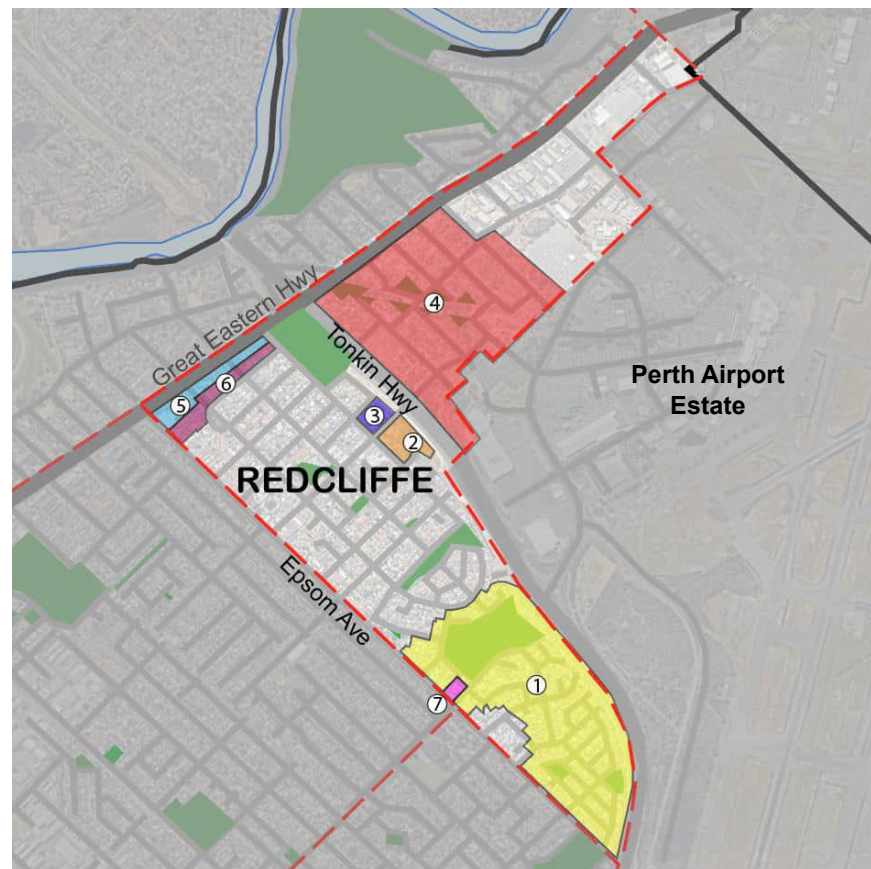
Location and Focus Areas

The suburb of Redcliffe covers an area of approximately 4.2 square kilometres. It is generally bound by Great Eastern Highway to the north, Epsom Avenue to the west, Tonkin Highway and the Perth Airport Estate to the south-east.

There are 7 key focus areas within the suburb of Redcliffe that will be analysed as part of this Local Housing Strategy. These include:

1. Land subject to aircraft noise from Perth Airport
2. Development Area 4
3. Development Area 5
4. Development Area 6
5. Great Eastern Highway Corridor
6. Great Eastern Highway Transition
7. 1 Grand Parade

Land outside of these focus areas will be more broadly discussed in the City wide section of the Local Housing Strategy.



Key Features

Connectivity

- Redcliffe benefits from connections Tonkin Highway and Great Eastern Highway.
- Redcliffe benefits from good access to public transport, and is serviced by bus routes 39, 290, 291, 292, 293 and the 935 and the Redcliffe Train Station.
- Walking paths are located throughout the suburb. There is also several bicycle friendly streets and a shared path along Tonkin Highway and Dunreath Drive.

Centres and Services

- There are three activity centres located within = Redcliffe:
 - Redcliffe Station Neighbourhood Centre (partly located within the Perth Airport Estate)
 - Redcliffe Industrial Area Specialised Centre
 - Part of Perth Airport Specialised Centre
- Perth Airport and the Redcliffe Industrial Area both provide employment opportunities for residents within the suburb.
- While outside if the suburb, Redcliffe benefits from its proximity to the Epsom Avenue Local Centre, Belmay Local Centre and Belvidere Street Neighbourhood Centre.

Public Open Space

- Properties in the suburb benefit from excellent access to public open space, as more than 90% of the suburb is situated within a 400m radius of a park.

Development Patterns

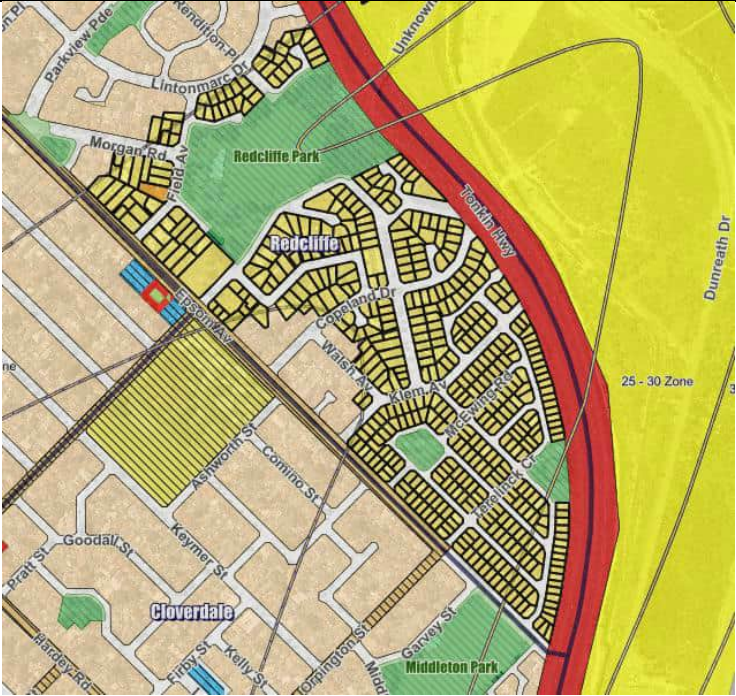
- The bulk of development within Redcliffe occurred during the 1980s and 1990s with some properties dating back to the 1960s and 1970s and a smaller portion predating the 1960s. This development predominantly comprised single houses.
- The suburb has experienced a relatively low level of growth between 2011 and 2021 (8.0% compared to approximately 26.4% for the City of Belmont).
- There are opportunities for additional housing within Redcliffe, particularly surrounding Redcliffe Station. The State Government is currently preparing an Improvement Scheme to guide future development in the precinct.
- Regarding the balance of the suburb, there are a total of 1,668 residential lots. Of these, 271 lots, based on their size and width, have the capacity for infill development. However, it is important to recognise that not all landowners may choose to pursue further development of their properties.

Suburb Wide Actions

Suburb wide actions for Redcliffe have been prepared based on information from the Key Features section, the Focus Area Summary Table, and Appendix 1 – Population and Housing Characteristics. By integrating these sources, actions were developed to facilitate and support the development of future housing within the suburb.


<ul style="list-style-type: none">• Encourage a variety of housing options to cater to the evolving needs of the community, especially with Redcliffe’s projected rise in single person households.• Promote alternative transport modes, such as public transport and active travel, to reduce reliance on private vehicles.	<ul style="list-style-type: none">• Continue to monitor population increases within the suburb to determine the suitability of public open space provision.
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Focus Areas

1: Perth Airport Noise Buffer	Strategies
 <p>LOCAL SCHEME ZONES</p> <ul style="list-style-type: none">Civic and CulturalCommercialIndustrialMixed BusinessMixed UsePlace of Public AssemblyPlace of Public Assembly - ClubPlace of Public Assembly - Place of Public WorshipPlace of Public Assembly - Private School CentrePlace of Public Assembly - Private SchoolPlace of Public Assembly - RacecourseResidential (R20 Density Unless Otherwise Shown)Residential and StablesService StationSpecial Development PrecinctTown Centre <p>LOCAL SCHEME RESERVES</p> <ul style="list-style-type: none">Local roadMajor Distribution RoadParks and RecreationParks and Recreation - Water Supply Sewerage and DrainagePublic Purposes - Ambulance DepotPublic Purposes - Civil Defence	2. Protect residential development from inappropriate land uses and conversely protect non-residential land uses from encroachment of residential development.
	3. Apply appropriate zonings and density codings to land in close proximity to transport corridors and activity centres,
	5. Encourage development of underutilised 'Urban' zoned land.
	Key Considerations and Opportunities
	<ul style="list-style-type: none">Portions of Redcliffe are impacted by aircraft noise. The primary measure of aircraft noise used in Australia is the Australian Noise Exposure Forecast (ANEF) system. This system is used to delineate what type of development can take place around airports.State Planning Policy 5.1 – Land use planning in the vicinity of Perth Airport (SPP 5.1) contains requirements for the development of land within the 20+ ANEF contours, which are those properties most susceptible to aircraft noise impacts.The Policy specifies that the maximum dwelling density should generally be limited to R20 within the ANEF 20 contour, and R12.5 within the ANEF 25 contour.The R20 density code can be exceeded within the ANEF 20-25 contour where:<ul style="list-style-type: none">Land is identified as appropriate for more intensive development through strategic planning instruments such as a regional or sub-regional structure plan;A higher density coding is desirable to facilitate redevelopment or infill development of an existing residential area; andIt can be demonstrated that the public benefits of higher density coding outweigh the negative impacts of exposing additional residents to aircraft noise.The R12.5 density code can be exceeded in areas above ANEF 25 where:<ul style="list-style-type: none">A higher density is necessary to facilitate redevelopment or infill development of an existing residential area;


	<ul style="list-style-type: none"> ○ Land is identified as appropriate for more intensive development through strategic planning instruments such as a regional or sub-regional structure plan; ○ It can be demonstrated that the public benefits of higher density coding outweigh the negative impacts of exposing additional residents to aircraft noise; and ○ A higher density would facilitate the concurrent provision of noise insulation in accordance with the indoor design sound levels prescribed in AS2021. <ul style="list-style-type: none"> • In areas subject to noise exposure levels above 30 ANEF, the permissible density of residential development should generally not be increased above R12.5. • Noise insulation is not mandatory for residential development within the ANEF 20-25 contour but is required in areas above 25 ANEF. • While SPP 5.1 requires a notification to be placed on title advising of aircraft noise for lots within the 20-25 ANEF contour, single houses that meet the deemed-to-comply provisions of the Residential Design Codes (R-Codes) are currently exempt from requiring development approval. This prevents notifications being placed on title. • Local Planning Scheme No. 15 (LPS 15) augments the exemptions set out in Clause 61 of the Deemed Provisions by requiring development approval for single houses within the 25-30 ANEF contour. This allows for a notification to be placed on title. However, this does not capture single houses within the 20-25 ANEF contour. • The ANEF contours have been reviewed resulting in some properties: <ul style="list-style-type: none"> ○ Being within an ANEF contour that weren't previously. ○ Being subject to a higher ANEF contour. ○ Being subject to a lower ANEF contour or outside the ANEF contour. • Redcliffe contains 10 lots with a density code of R12.5 which are no longer located within the 25 ANEF contour. Although several of these dwellings are recent builds and/or are in good condition, upcoding these lots to R20 would
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		<p>allow for eight additional dwellings. The R20 coding would also allow for additional flexibility of development on the sites, e.g. slightly reduced street setback and open space requirements under the R-Codes.</p> <ul style="list-style-type: none">• Redcliffe contains a number of lots with R20 density codings located within the 25 ANEF contour. These generally do not have subdivision potential and there is limited risk with maintaining the R20 density.
Actions:	Zoning	1. Through the preparation of a new local planning scheme, investigate whether it is appropriate to establish a Special Control Area with provisions that require lodgement of development applications for single dwellings within the 20-25 ANEF contour, to support the implementation of SPP 5.1.
	Residential Density	2. Through the preparation of a new local planning scheme investigate whether it is appropriate to upcode the existing R12.5 lots bound by Epsom Avenue, Grand Parade, Board Avenue and Field Avenue to R20.

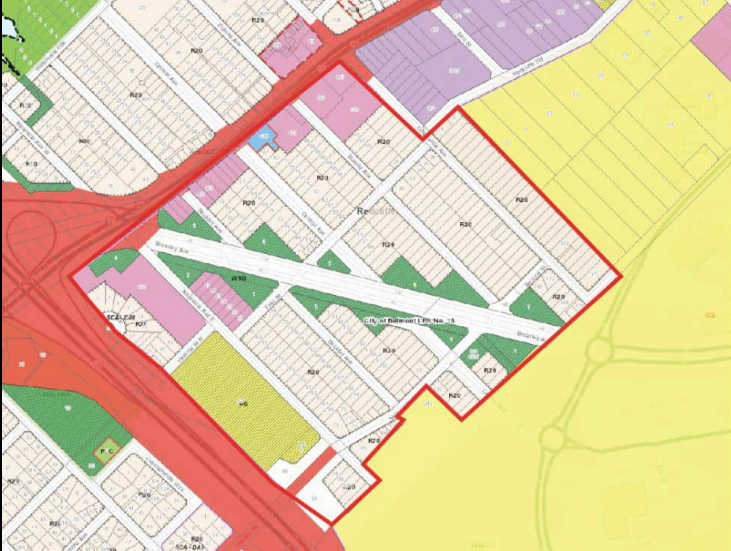
<p>2: Development Area 4</p>  <div data-bbox="338 802 1075 1125"> <div> <p>LOCAL SCHEME ZONES</p> <ul style="list-style-type: none"> Civic and Cultural Commercial Industrial Mixed Business Mixed Use Place of Public Assembly Place of Public Assembly - Club Place of Public Assembly - Place of Public Worship </div> <div> <p>LOCAL SCHEME RESERVES</p> <ul style="list-style-type: none"> Place of Public Assembly - Pre-School Centre Place of Public Assembly - Private School Place of Public Assembly - Racecourse Residential (R20 Density Unless Otherwise Shown) Residential and Stables Service Station Special Development Precinct Place of Public Assembly - Place of Public Worship Town Centre Local road Local Distribution Road Parks and Recreation Parks and Recreation - Water Supply Sewerage and Drainage Public Purposes - Ambulance Depot Public Purposes - Civil Defence </div> </div>

| **Strategies** - Facilitate the delivery of a contemporary planning framework which meets the needs of the community. - Facilitate ongoing housing choice for the existing and future community which responds to discrepancies between dwelling size and household composition. - Encourage development of underutilised 'Urban' zoned land. - Facilitate medium and high density infill development which is of high quality and positively contributes to the streetscape. **Key Considerations and Opportunities** - Lots outlined in yellow on the plan to the left are designated by LPS 15 as being located within a Special Control Area – Development Area 4 (DA 4). - LPS 15 requires a structure plan to be prepared to guide subdivision and development and for not less than 75% of the area to be developed for the purpose of single houses. Given the proximity of the area to Redcliffe Train Station, there may be an opportunity to delete this requirement and provide for the construction of higher density development. - The Department of Communities previously investigated the preparation of a structure plan in 2018. To date no plan has been approved for this land. - The land abuts Stanton Road which is a primary regional road reserve. Clause 4.7.1 of LPS 15 states that where residential land abuts a regional road reserve, vehicular access to that road shall not be permitted for residential development other than for a single house. This is unless a vehicular access plan has been approved. - It may be appropriate to continue to require a structure plan or to require a local development plan for the DA 4 area to ensure a coordinated approach to subdivision and development which holistically considers vehicle access. - The WA Land Authority is the majority landowner of the precinct, owning all but four lots (65, 67, 68 and 71 Morrison Street). |

	<ul style="list-style-type: none"> • The four privately owned lots are held by individual landowners. Three contain houses constructed in the 1950s-60s (65, 67 and 68 Morrison Street). The fourth, corner lot is vacant (71 Morrison St). • Future planning/development will need to address bushfire and noise considerations. • Changes to the Primary Regional Road Reservation have resulted in land outside the Special Control Area and 10 and 12 Ryans Court no longer being zoned. There is an opportunity to apply an appropriate zone and density code to this land as part of the preparation of a new local planning scheme. 						
Actions:	<table border="1"> <tr> <td data-bbox="439 595 448 1048">Zoning</td><td data-bbox="448 595 1910 820"> <ol style="list-style-type: none"> 1. Engage with Development WA to understand their development intentions. 2. Through the preparation of a new local planning scheme, investigate an appropriate zone for the unzoned land between Morrison Street and the Stanton Road and Tonkin Highway Primary Regional Road reserves. 3. Through the preparation of a new local planning scheme, investigate whether it is appropriate to retain the requirement for a structure plan to be prepared for this land or whether an alternative planning instrument such as a local development plan is warranted. 4. Through the preparation of a new local planning scheme, investigate whether it is appropriate to extend the requirement for a structure plan or a local development plan to the unzoned land surrounding DA 4. </td></tr> <tr> <td data-bbox="439 820 448 906">Built Form</td><td data-bbox="448 820 1910 906"> <ol style="list-style-type: none"> 5. Through the preparation of a new local planning scheme, investigate the appropriateness of retaining the existing scheme provision requiring 75% of land to be developed for single houses. </td></tr> <tr> <td data-bbox="439 906 448 1048">Residential Density</td><td data-bbox="448 906 1910 1048"> <ol style="list-style-type: none"> 6. Through the preparation of a new local planning scheme, investigate the appropriateness of retaining the R20 density coding for the area (acknowledging this may be subject to change if a structure plan is prepared for this land). 7. Through the preparation of a new local planning scheme investigate whether it is appropriate to apply an R20 density code to the unzoned land between Morrison Street and the Stanton Road and Tonkin Highway Primary Regional Road Reserves (this includes 10 & 12 Ryans Court). </td></tr> </table>	Zoning	<ol style="list-style-type: none"> 1. Engage with Development WA to understand their development intentions. 2. Through the preparation of a new local planning scheme, investigate an appropriate zone for the unzoned land between Morrison Street and the Stanton Road and Tonkin Highway Primary Regional Road reserves. 3. Through the preparation of a new local planning scheme, investigate whether it is appropriate to retain the requirement for a structure plan to be prepared for this land or whether an alternative planning instrument such as a local development plan is warranted. 4. Through the preparation of a new local planning scheme, investigate whether it is appropriate to extend the requirement for a structure plan or a local development plan to the unzoned land surrounding DA 4. 	Built Form	<ol style="list-style-type: none"> 5. Through the preparation of a new local planning scheme, investigate the appropriateness of retaining the existing scheme provision requiring 75% of land to be developed for single houses. 	Residential Density	<ol style="list-style-type: none"> 6. Through the preparation of a new local planning scheme, investigate the appropriateness of retaining the R20 density coding for the area (acknowledging this may be subject to change if a structure plan is prepared for this land). 7. Through the preparation of a new local planning scheme investigate whether it is appropriate to apply an R20 density code to the unzoned land between Morrison Street and the Stanton Road and Tonkin Highway Primary Regional Road Reserves (this includes 10 & 12 Ryans Court).
Zoning	<ol style="list-style-type: none"> 1. Engage with Development WA to understand their development intentions. 2. Through the preparation of a new local planning scheme, investigate an appropriate zone for the unzoned land between Morrison Street and the Stanton Road and Tonkin Highway Primary Regional Road reserves. 3. Through the preparation of a new local planning scheme, investigate whether it is appropriate to retain the requirement for a structure plan to be prepared for this land or whether an alternative planning instrument such as a local development plan is warranted. 4. Through the preparation of a new local planning scheme, investigate whether it is appropriate to extend the requirement for a structure plan or a local development plan to the unzoned land surrounding DA 4. 						
Built Form	<ol style="list-style-type: none"> 5. Through the preparation of a new local planning scheme, investigate the appropriateness of retaining the existing scheme provision requiring 75% of land to be developed for single houses. 						
Residential Density	<ol style="list-style-type: none"> 6. Through the preparation of a new local planning scheme, investigate the appropriateness of retaining the R20 density coding for the area (acknowledging this may be subject to change if a structure plan is prepared for this land). 7. Through the preparation of a new local planning scheme investigate whether it is appropriate to apply an R20 density code to the unzoned land between Morrison Street and the Stanton Road and Tonkin Highway Primary Regional Road Reserves (this includes 10 & 12 Ryans Court). 						

<div><div>3: Development Area 5</div><div><div><div>LOCAL SCHEME ZONES</div><div><div><div>Civic and Cultural</div><div>Commercial</div><div>Industrial</div><div>Mixed Business</div><div>Mixed Use</div><div>Place of Public Assembly</div><div>Place of Public Assembly - Club</div><div>Place of Public Assembly - Place of Public Worship</div></div><div><div><div>R20</div><div>Place of Public Assembly - Pre-School Centre</div><div>Place of Public Assembly - Private School</div><div>Place of Public Assembly - Racecourse</div><div>Residential (R20 Density Unless Otherwise Shown)</div><div>Residential and Stables</div><div>Service Station</div><div>Special Development Precinct</div><div>Town Centre</div></div></div><div><div>LOCAL SCHEME RESERVES</div><div><div>Local road</div><div>Major Distribution Road</div><div>Parks and Recreation</div><div>Parks and Recreation - Water Supply Sewerage and Drainage</div><div>Public Purposes - Ambulance Depot</div><div>Public Purposes - Civil Defence</div></div></div></div></div></div></div>	<div><div>Strategies</div><div><div>1. Facilitate the delivery of a contemporary planning framework which meets the needs of the community.</div><div>4. Facilitate ongoing housing choice for the existing and future community which responds to discrepancies between dwelling size and household composition.</div><div>5. Encourage development of underutilised 'Urban' zoned land.</div><div>7. Facilitate medium and high density infill development which is of high quality and positively contributes to the streetscape.</div></div></div> <div><div>Key Considerations and Opportunities</div><div><div><div>Lots outlined in yellow on the plan to the left are designated by LPS 15 as being located within a Special Control Area – Development Area 5 (DA 5).</div><div>LPS 15 requires a structure plan to be prepared to guide residential subdivision and development.</div><div>A structure plan prepared by the City in 2008 proposed a density increase from R20 to R25. This also proposed a central access area to facilitate the removal of vehicle access points from Stanton Road. The structure plan was not adopted by Council.</div><div>The WA Land Authority owns two lots within the precinct (14 Greenshields Way and 67 Stanton Road). On the 8th of October 2024, the WAPC granted approval for 8 single bedroom dwellings for social housing (public works).</div><div>All other lots are in private ownership and contain dwellings constructed in the 1960s. The age of these dwellings may present an opportunity for redevelopment.</div><div>The land abuts Stanton Road which is a primary regional road reserve. Clause 4.7.1 of LPS 15 also states that where residential land abuts a regional road reserve, vehicular access to that road shall not be permitted for residential development other than for a single house. This is unless a vehicular access plan has been approved.</div><div>The precinct is within 800m of the Redcliffe Station and the Redcliffe Neighbourhood Centre. This may present an opportunity to apply a density code greater than R20 or R25 to this land.</div></div></div></div>
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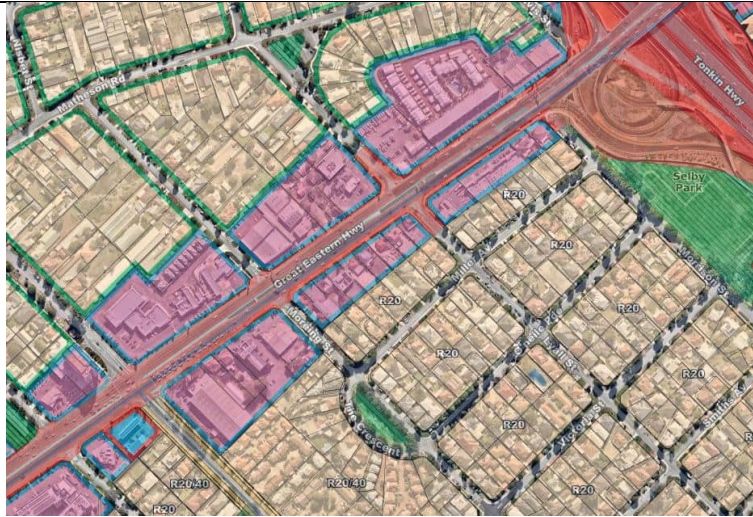
		<ul style="list-style-type: none"> • Future planning/development will need to address bushfire and noise considerations. • It may be appropriate to continue to require a structure plan or to require a local development plan for the DA 5 area to ensure a coordinated approach to subdivision and development which holistically considers vehicle access.
Actions:	Zoning	1. Through the preparation of a new local planning scheme, investigate whether it is appropriate to retain the requirement for a structure plan to be prepared for this land or whether an alternative planning instrument such as a local development plan is warranted.
	Residential Density	2. Through the preparation of a new local planning scheme, investigate the appropriateness of retaining the R20 density coding for the area (acknowledging this may be subject to change if a structure plan is prepared for this land).


<div><div>4: Development Area 6</div><div><div><div>LOCAL SCHEME ZONES</div><div><div><div>CC</div><div>Civic and Cultural</div></div><div><div>CO</div><div>Commercial</div></div><div><div>IC</div><div>Industrial</div></div><div><div>MB</div><div>Mixed Business</div></div><div><div>MO</div><div>Mixed Use</div></div><div><div>PA</div><div>Place of Public Assembly</div></div><div><div>PC</div><div>Place of Public Assembly - Club</div></div><div><div>PW</div><div>Place of Public Assembly - Place of Public Worship</div></div><div><div>PSC</div><div>Place of Public Assembly - Pre-School Centre</div></div><div><div>PPS</div><div>Place of Public Assembly - Private School</div></div><div><div>RC</div><div>Place of Public Assembly - Racecourse</div></div><div><div>RD</div><div>Residential (R20 Density Unless Otherwise Shown)</div></div><div><div>RS</div><div>Residential and Stables</div></div><div><div>SS</div><div>Service Station</div></div><div><div>SDP</div><div>Special Development Precinct</div></div><div><div>TC</div><div>Town Centre</div></div></div><div><div>LOCAL SCHEME RESERVES</div><div><div><div>LR</div><div>Local road</div></div><div><div>MDR</div><div>Major Distribution Road</div></div><div><div>PR</div><div>Parks and Recreation</div></div><div><div>WS&D</div><div>Water Supply Sewerage and Drainage</div></div><div><div>AD</div><div>Ambulance Depot</div></div><div><div>CP</div><div>Civil Defence</div></div></div></div></div></div></div>	<div><div>Strategies</div><div><div>1. Facilitate the delivery of a contemporary planning framework which meets the needs of the community.</div><div>3. Apply appropriate zonings and density codings to land in close proximity to transport corridors and activity centres.</div><div>4. Facilitate ongoing housing choice for the existing and future community which responds to discrepancies between dwelling size and household composition.</div><div>5. Encourage development of underutilised 'Urban' zoned land.</div><div>7. Facilitate medium and high density infill development which is of high quality and positively contributes to the streetscape.</div><div>11. Facilitate higher density development near high frequency public transport stops and stations with an aim to reduce private vehicle reliance.</div></div></div> <div><div>Key Considerations and Opportunities</div><div><div><div>• LPS 15 requires a structure plan to be prepared for the Development Area 6 (DA 6) precinct (outlined in red in the image to the left) to guide subdivision and development.</div><div>• In response to Redcliffe Station being opened within the precinct, the City prepared a draft Activity Centre Plan (ACP). It was anticipated this draft Plan would result in 2,800 and 4,000 dwellings with an estimated population between 6,000 and 8,500 people.</div><div>• At 23 March 2021 Ordinary Council Meeting, Council resolved to adopt the ACP and supporting scheme amendment for advertising.</div><div>• Before the City could advertise, consent from the Western Australian Planning Commission (WAPC) was required. The WAPC would not grant consent for advertising until infrastructure funding matters were resolved, as this would have implications for the Development Contribution Plan.</div><div>• A key aspect of the draft ACP related to the vision to transform the Southern Main Drain into an urban stream in a parkland setting. The proposed urban stream was intended to be the focal point of the precinct and continue to serve the practical function of conveying regional stormwater from Kalamunda to the Swan River.</div></div></div></div>
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	<ul style="list-style-type: none"> • As the Southern Main Drain is regional infrastructure and therefore the responsibility of the State Government, it was not considered appropriate for the City to expend municipal funds toward its upgrade. • The State Government offered to contribute to the funding of the upgrade, however this would only provide for clearing, revegetation and re-fencing. Therefore, at the 26 April 2022 Ordinary Council Meeting, Council resolved to write to the State Government to express concerns with the funding commitment and seek further funding from the State. Council also resolved to write to the State Government requesting that Development WA progress the future planning for the precinct. • The State Government has now taken over the future planning of the area and has prepared an Improvement Plan (Improvement Plan No. 45). The objectives of Improvement Plan No. 45 are: <ul style="list-style-type: none"> ○ To plan for the establishment of contemporary transit oriented development that includes an appropriate mix of uses; ○ To provide for a range of non-residential uses in appropriate locations and which include retail and commercial uses to support the convenience and employment needs of the local community; ○ To provide the community with employment opportunities and equitable access to goods and services; ○ To provide public open space for local amenity and recreational needs of the community; ○ To achieve high quality built form and public place design; ○ To provide for a diverse range of housing to meet the needs of the community; ○ To manage interface between future development and future development within the adjacent Perth Airport; ○ To facilitate co-ordinated infrastructure planning and delivery; and ○ To facilitate land use activities that can respond to the planned development of the scheme area over time. • Department of Planning, Lands and Heritage (DPLH) are in the process of preparing an Improvement Scheme for the area to guide future subdivision and development
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		in accordance with the above objectives. DPLH will be using the draft ACP to inform the Improvement Scheme.
Actions:	Zoning, Residential Density and Built Form 1. Continue to engage with the Department of Planning, Lands and Heritage through the preparation of the Improvement Scheme, and advocate for the delivery of high quality, mixed use transit oriented development.	

	<ul style="list-style-type: none"> • Lots abutting the corridor are currently zoned 'Mixed Use' and between Morrison and Moreing Streets, are generally narrow and/or shallow. Between Moreing Street and Epsom Avenue, lots are larger and may allow for a more substantial built form. • The Mixed Use zone objective within LPS 15 currently provides for appropriate industrial activities to occur within this zone. It is considered that this is contrary to the outcomes the draft Corridor Strategy is seeking to achieve. • The Mixed Use zone generally adjoins low density (R20-40) residential development to the rear. • Currently LPS 15 provides little guidance for residential development in the 'Mixed Use' zone and does not specifically allocate residential density codes. However, in considering development, LPS 15 requires a residential density code to be assigned having regard to the density code of adjoining properties. This approach is inconsistent with the Central Sub-Regional Planning Framework which states that codes of R60 or higher are appropriate for urban corridors. • There is an opportunity to align with the City's Great Eastern Highway Urban Corridor Strategy, which contemplates this portion of the activity corridor having development up to 10 storeys and a plot ratio of 3.0. 						
Actions:	<table border="1"> <tr> <td data-bbox="497 984 571 1007">Zoning</td><td data-bbox="571 984 1908 1118"> <ol style="list-style-type: none"> 1. Through the preparation of a new local planning scheme, investigate the appropriateness of retaining the Mixed Use zone along Great Eastern Highway. 2. Through the preparation of a new local planning scheme, review the 'Mixed Use' zone objectives to ensure that the statutory planning framework allows for the desired mix of commercial and residential land uses. </td></tr> <tr> <td data-bbox="497 1118 683 1141">Residential Density</td><td data-bbox="571 1118 1908 1201"> <ol style="list-style-type: none"> 3. Through the preparation of a new local planning scheme, apply appropriate density codes to the corridor having regard to the Great Eastern Highway Urban Corridor Strategy. </td></tr> <tr> <td data-bbox="497 1201 616 1224">Built Form</td><td data-bbox="571 1201 1908 1284"> <ol style="list-style-type: none"> 4. Consider the need for additional specific site and development requirements for the Mixed Use zoned lots under the new local planning scheme, e.g. building height, plot ratio, rear setbacks abutting residential zoned land. </td></tr> </table>	Zoning	<ol style="list-style-type: none"> 1. Through the preparation of a new local planning scheme, investigate the appropriateness of retaining the Mixed Use zone along Great Eastern Highway. 2. Through the preparation of a new local planning scheme, review the 'Mixed Use' zone objectives to ensure that the statutory planning framework allows for the desired mix of commercial and residential land uses. 	Residential Density	<ol style="list-style-type: none"> 3. Through the preparation of a new local planning scheme, apply appropriate density codes to the corridor having regard to the Great Eastern Highway Urban Corridor Strategy. 	Built Form	<ol style="list-style-type: none"> 4. Consider the need for additional specific site and development requirements for the Mixed Use zoned lots under the new local planning scheme, e.g. building height, plot ratio, rear setbacks abutting residential zoned land.
Zoning	<ol style="list-style-type: none"> 1. Through the preparation of a new local planning scheme, investigate the appropriateness of retaining the Mixed Use zone along Great Eastern Highway. 2. Through the preparation of a new local planning scheme, review the 'Mixed Use' zone objectives to ensure that the statutory planning framework allows for the desired mix of commercial and residential land uses. 						
Residential Density	<ol style="list-style-type: none"> 3. Through the preparation of a new local planning scheme, apply appropriate density codes to the corridor having regard to the Great Eastern Highway Urban Corridor Strategy. 						
Built Form	<ol style="list-style-type: none"> 4. Consider the need for additional specific site and development requirements for the Mixed Use zoned lots under the new local planning scheme, e.g. building height, plot ratio, rear setbacks abutting residential zoned land. 						

6: Great Eastern Highway Transition		Strategies
 <p>LOCAL SCHEME ZONES</p> <ul style="list-style-type: none"> Civic and Cultural Commercial Industrial Mixed Business Mixed Use Place of Public Assembly C Place of Public Assembly - Club W Place of Public Assembly - Place of Public Worship PS Place of Public Assembly - Pre-School Centre PPS Place of Public Assembly - Private School RA Place of Public Assembly - Racecourse Residential (R20 Density Unless Otherwise Shown) Residential and Stables Service Station Special Development Precinct Town Centre <p>LOCAL SCHEME RESERVES</p> <ul style="list-style-type: none"> Local road Major Distribution Road Parks and Recreation Parks and Recreation - Water Supply Sewerage and Drainage Public Purposes - Ambulance Depot Public Purposes - Civil Defence 		<ol style="list-style-type: none"> Facilitate the delivery of a contemporary planning framework which meets the needs of the community. Apply appropriate zonings and density codings to land in close proximity to transport corridors and activity centres. Encourage development of underutilised 'Urban' zoned land. Facilitate medium and high-density infill development which is of a high-quality and positively contributes to the streetscape. Facilitate higher density development near high frequency public transport stops and stations with an aim to reduce private vehicle reliance.
		<p>Key Considerations and opportunities</p> <ul style="list-style-type: none"> The Central Sub-regional Planning Framework identifies land close to urban corridors as appropriate locations for increased residential densities. Residential zoned lots to the rear of the Mixed Use zone between Morrison and Moreing Streets are coded R20. All lots have or had an area in excess of 900m² and all but two have now been subdivided or redeveloped. Residential zoned lots between Moreing Street and Epsom Avenue are currently coded R20/40. This has resulted in some lots being developed for grouped dwellings. In the short-term, land fragmentation and the age and condition of dwellings within the transition area would serve as a barrier to further development above existing densities. Despite this, there is an opportunity to apply appropriate density codes to this land to facilitate an appropriate transition of development from Great Eastern Highway. Densities of R40-R160 may be suitable. The extent of the transition area and associated density code will be further investigated through the preparation of a new local planning scheme.
Actions:	<p>Residential Density</p> <ol style="list-style-type: none"> Through the preparation of a new local planning scheme, identify an appropriate transition area from Great Eastern Highway and investigate suitable density codes. 	

7: Grand Parade	Strategies
 <div><div>LOCAL SCHEME ZONES<ul style="list-style-type: none">Civic and CulturalCommercialIndustrialMixed BusinessMixed UsePlace of Public AssemblyPlace of Public Assembly - ClubPlace of Public Assembly - Place of Public Worship</div><div><ul style="list-style-type: none">Place of Public Assembly - Pre-School CentrePlace of Public Assembly - Private SchoolPlace of Public Assembly - RacecourseResidential (R20 Density Unless Otherwise Shown)Residential and StablesService StationSpecial Development PrecinctTown Centre</div><div>LOCAL SCHEME RESERVES<ul style="list-style-type: none">Local roadMajor Distribution RoadParks and RecreationParks and Recreation - Water Supply Sewerage and DrainagePublic Purposes - Ambulance DepotPublic Purposes - Civil Defence</div></div>	<p>1. Facilitate the delivery of a contemporary planning framework which meets the needs of the community.</p> <p>4. Facilitate ongoing housing choice for the existing and future community which responds to discrepancies between dwelling size and household composition.</p> <p>5. Encourage development of underutilised 'Urban' zoned land.</p> <p>7. Facilitate medium and high density infill development which is of high quality and positively contributes to the streetscape.</p>
	<p>Key Considerations and Opportunities</p> <ul style="list-style-type: none">1 Grand Parade is currently owned by the City. It was formerly occupied by a childcare centre, which was demolished in 2011. The site has been vacant since.The site contains a number of mature trees, which Council previously expressed a desire to retain.There is a 2 metre wide drainage easement along the full length of the south-east lot boundary.The current planning framework allows for development of up to 20 dwellings on the site. Alternatively, the zoning would allow for development of an aged care facility, or a new childcare premises.To facilitate the cohesive redevelopment of this land, it may be appropriate to require a Structure Plan or Local Development Plan to be prepared. This could look at matters including dwelling orientation, vehicle access arrangements and fencing design.The site is located within the ANEF 20 contour. SPP 5.1 specifies that the densities should generally be limited to R20. However, this can be increased where land is close to activity centres.It may be appropriate to increase the density to R40 through the preparation of a new local planning scheme given its proximity to Belmay local centre.

Actions:	Zoning, Residential Density & Built Form <ol style="list-style-type: none">1. Through the preparation of a new local planning scheme, investigate whether it is appropriate to apply an R40 density code to the site.2. Through the preparation of a new local planning scheme, investigate whether it is appropriate to require a Local Structure Plan or Local Development Plan to guide future subdivision and development.3. While preparing a new local planning scheme, seek to further understand the City’s long term intentions for the site.
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Appendix 1 - Population and Housing Characteristics

Population

The 2021 Census data revealed Redcliffe had a population of 5,030 people. From 2011 to 2021, Redcliffe’s population increased by only 271 persons or 5.7%. Forecasts undertaken by Forecast Id predict that by 2041 Redcliffe’s population will increase to 13,645 (+159.6%).

Age Structure

A comparison between Redcliffe and the City of Belmont in 2021 reveals that Redcliffe had a higher proportion of people in the younger age groups (0 to 17 years) as well as a higher proportion of people in the 85 and over age groups (refer to **Figure 1**).

Overall, 20.9% of the population was aged between 0 and 17, and 21.8% were aged 60 years and over, compared with 18.6% and 19.2% respectively for the City of Belmont. The largest age group in Redcliffe was those aged 35 to 39 accounting for 8.1% of the population compared to the City of Belmont which was those aged 30 – 34, accounting for 10.3%.

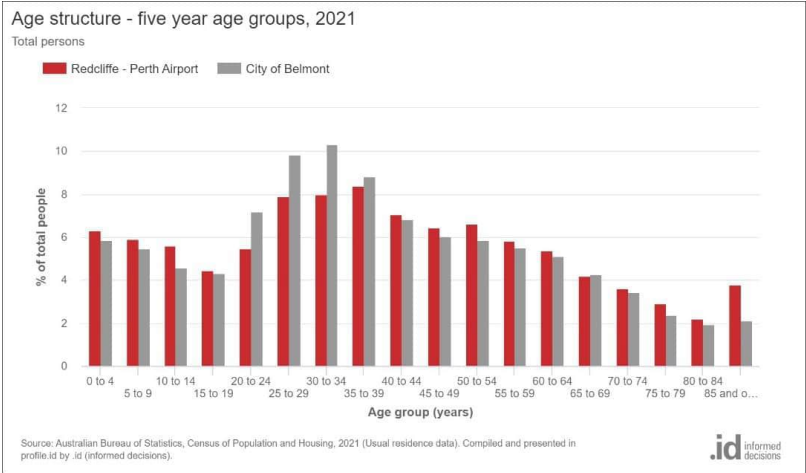


Figure 1 –Age Structure – Five year Age Groups (2021) (.id 2024)

The most significant changes in age structure between 2011 and 2021 occurred in the following age groups (refer to **Figure 2**):

- 60 to 64 (+84 persons)
- 30 to 34 (-83 persons)
- 20 to 24 (-70 persons)
- 65 to 69 (+55 persons)

While growth across the entire suburb has been limited, the changes indicate an ageing population. However, forecasts undertaken by Forecast Id predict that this situation will change between 2021 and 2041. The largest increase in persons is expected to be in the 20 to 34 year age bracket accounting for 8.9% of all persons (refer to **Figure 3**).

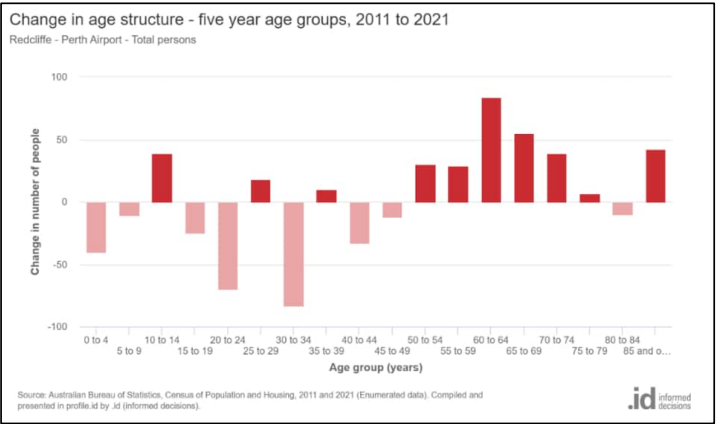


Figure 2 –Change in Age Structure – Five year Age Groups (2021) (.id 2024)

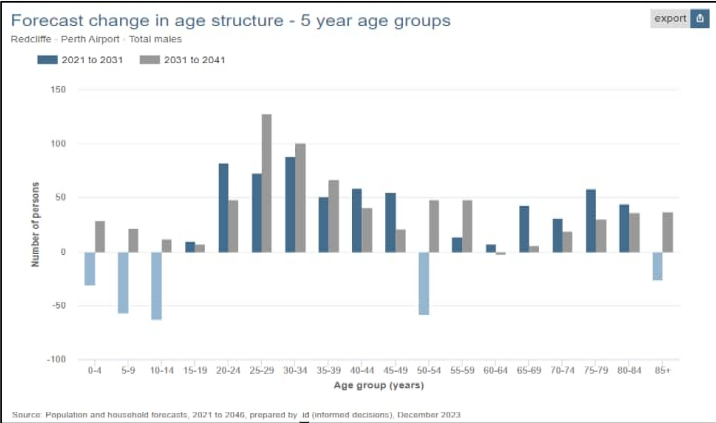


Figure 3 –Forecast change in Age Structure – Five year Age Groups (2021) (.id 2024)

Family Structure

When comparing household types in Redcliffe to the City of Belmont in 2021, the analysis reveals some notable differences. The key differences were:

- Couples with children (25.6% compared to the City of Belmont’s 22.4%)
- One-parent families (11.6% compared to the City of Belmont’s 9.3%)

In Redcliffe, there is a lower proportion of lone person households and couples without children compared to the City of Belmont. Lone person households constitute 29.2% of the total compared with 31.1% for the City of Belmont. Additionally, couples without children represent 21.7% of households, compared to 23.9% in the City of Belmont (refer to **Figure 4**).

Despite the above, lone person households continue to be the dominant household type in Redcliffe followed by couples without children and then couples with children. Forecasts undertaken by Forecast Id indicate that this will continue to be the case as demonstrated in **Figure 5**.

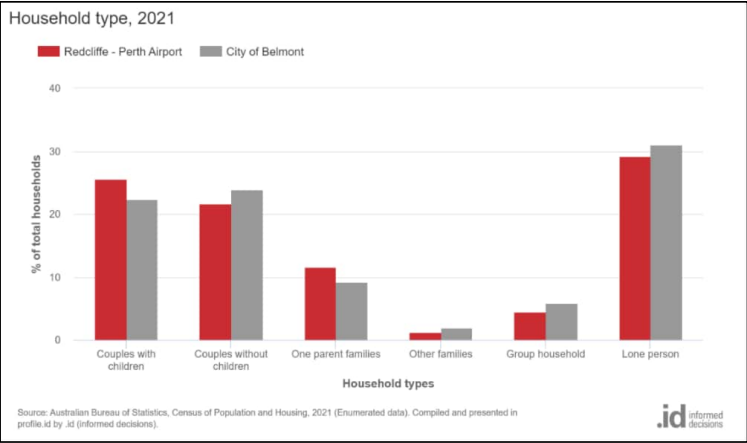


Figure 4 – Household Type (2021) (.id 2024)

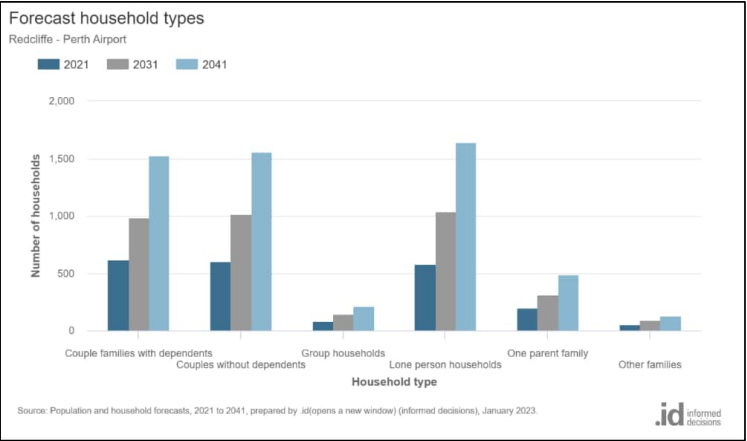


Figure 5 – Forecast Change in Household Type (2021) (.id 2024)

Analysing changes between 2011 and 2021, the largest increases in Redcliffe were observed in the number of lone person households followed by couples without children and then couples with children. One parent families, group households and other families all declined (refer to **Figure 6**).

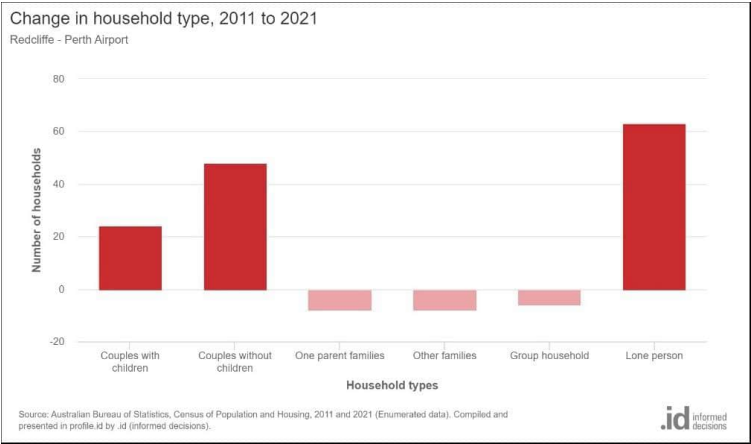


Figure 6 – Change In Household Type (2011-2021)) (.id 2024)

Dwelling Structure

In 2021 the types of dwellings in Redcliffe compared to the City of Belmont revealed some notable differences. In Redcliffe, 78.3% of all occupied dwellings were separate houses, 21% were semi-detached, row or terrace house, townhouse dwellings, and 0.5% were flats or apartments (refer to **Table 2**). In comparison, the City of Belmont comprised 65% separate houses, 20.3% semi-detached, row or terrace house, townhouses, and 14.4% flats or apartments. These figures indicate that Redcliffe currently has a much lower scale of development than the City of Belmont.

Between 2011 and 2021, Redcliffe experienced the following changes in dwelling structure:

- Separate house (+108 dwellings)
- Semi detached, row or terrace house, townhouse (+158 dwellings)
- Flat or Apartment (-87 dwellings)

While the suburb has a limited number of flats or apartments, it is expected that this situation will change as development occurs around Redcliffe Station.

Redcliffe-Occupied Dwellings (Enumerated)	2021			2011			Change
	Dwelling type	Number	%	City of Belmont %	Number	%	City of Belmont %
Separate house	1,495	78.3%	65	1,387	80.8	73	+108
Semi-detached, row or terrace house, townhouse	391	21%	20.3	233	13.6	15.1	+158
Flat or apartment	10	0.5%	14.4	97	5.6	11.6	-87
Other	0	0.0	0.1	0	0.0	0.1	0
Total Private Dwellings	1,896	100.0	100.0	1,717	100.0	100.0	+179

Table 2 – Occupied Dwelling Structure (ABS 2024)

Number of Bedrooms

A comparative analysis of bedroom numbers for Redcliffe and the City of Belmont in 2021 reveals that Redcliffe had a smaller proportion of dwellings with two bedrooms or less, and a higher proportion of dwellings with four or more bedrooms. More specifically, 19% of households in Redcliffe resided in dwellings with two bedrooms or less, while the City of Belmont was higher at 27.5%. In terms of 4 or more bedrooms, 33.7% of Redcliffe households resided in dwellings with 4 or more bedrooms compared to 24.2% for the City of Belmont (refer to **Figure 7**).

When examining trends between 2011 and 2021, the largest increase occurred in the number of dwellings with four bedrooms (refer to **Figure 8**). This is despite the largest increase in household type during this period being lone person households followed by couples without children. The dominant household size within the suburb is also currently single person households (refer to **Figure 9**) which highlights a significant disparity between the number of bedrooms and the size of households in Redcliffe.

It is anticipated that this discrepancy will persist, especially considering the projected increase in lone person households. To address this issue, it is important to promote a diverse range of dwelling types, including single bedrooms dwellings within the suburb. This will help cater to the specific housing needs and demands of Redcliffe’s residents.

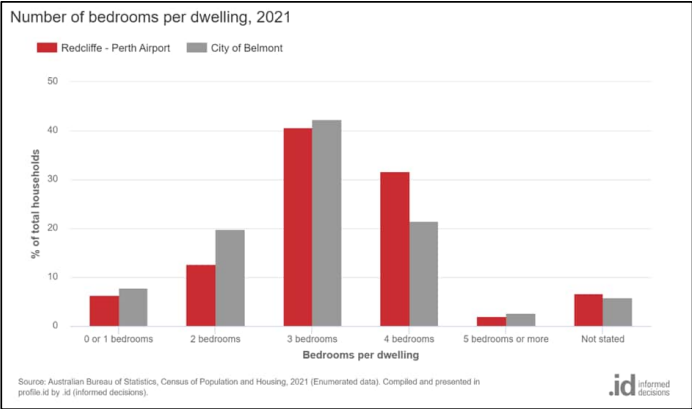


Figure 7 – Number of bedrooms per dwelling – Redcliffe and City of Belmont (.id 2024)

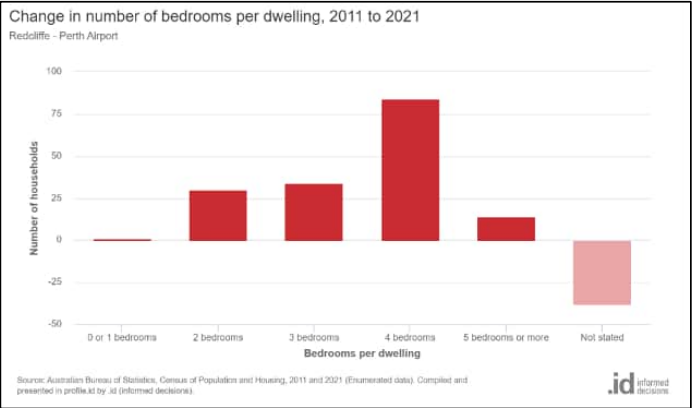


Figure 8 – Change in number of bedrooms 2011-2021 (.id 2024)

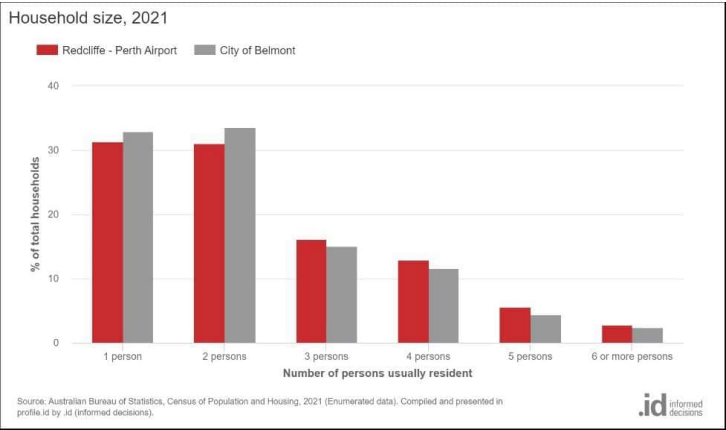


Figure 9 – Household Size – Redcliffe and City of Belmont (.id 2024)

PART 2

RIVERVALE

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Snapshot – Population and Dwellings

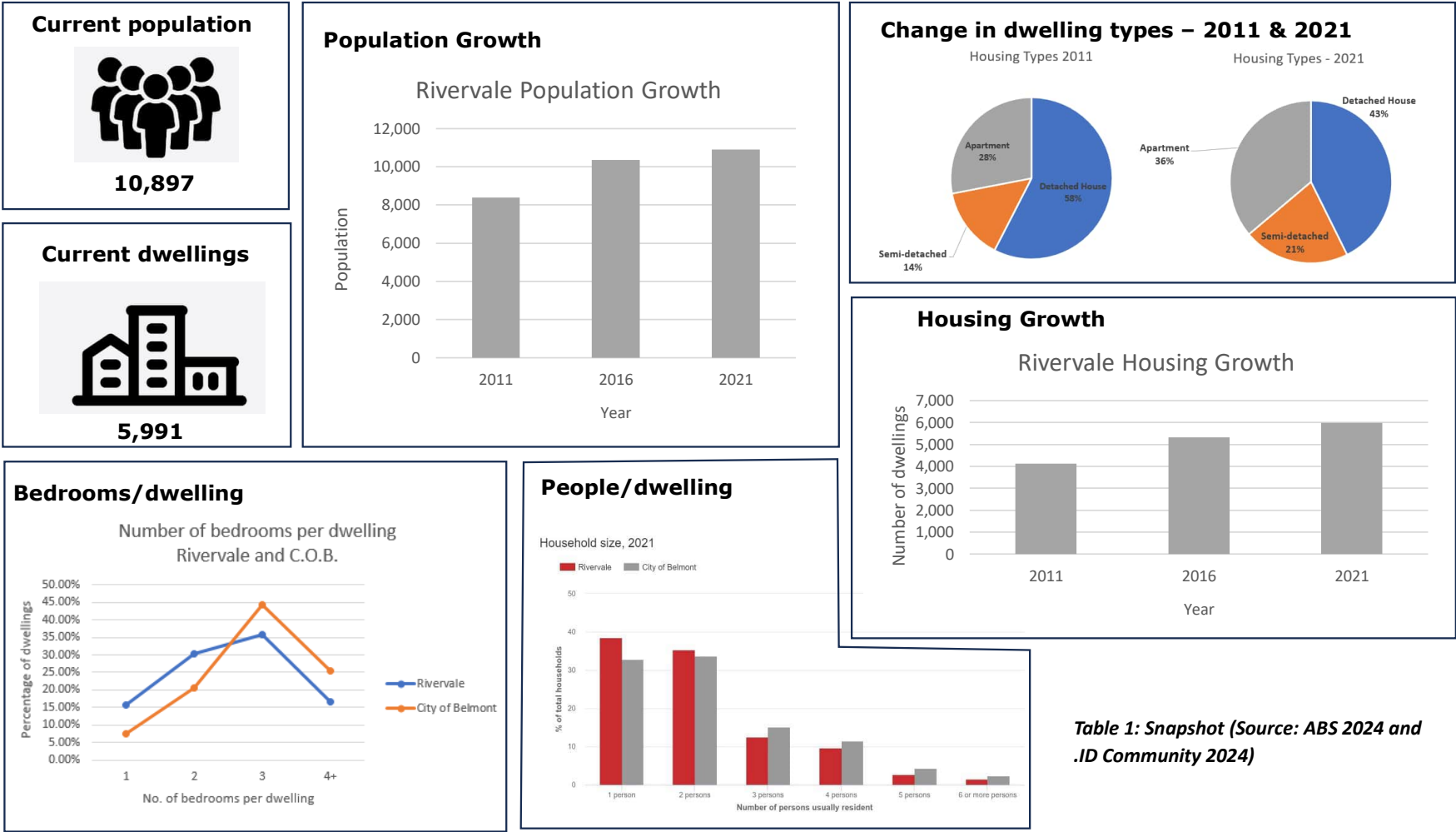


Table 1: Snapshot (Source: ABS 2024 and .ID Community 2024)

Rivervale Overview

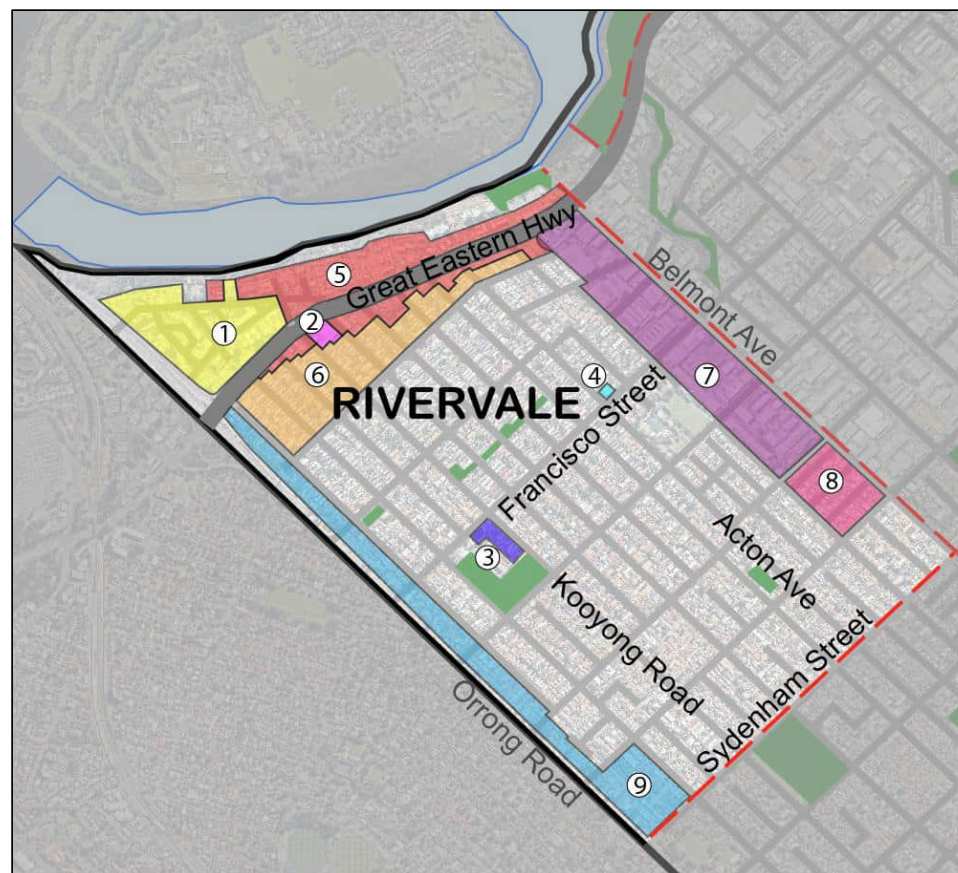
Location and Focus Areas

The suburb of Rivervale comprises an area of 3.3 square kilometres and is bound by the Swan River, Graham Farmer Freeway, Orrong Road, Sydenham Street and Belmont Avenue.

There are 9 key focus areas within the suburb of Rivervale that will be analysed as part of this Local Housing Strategy. These include:

1. The Springs Special Development Precinct
2. Eastgate Neighbourhood Centre
3. Kooyong Village Neighbourhood Centre
4. Francisco Street Local Centre
5. Great Eastern Highway Corridor
6. Great Eastern Highway Transition
7. Belmont Business Park – Mixed Business Zone
8. Additional Use Area
9. Orrong Road Corridor subject to Local Planning Policy No. 2

Land outside of these focus areas will be more broadly discussed in the City wide section of the Local Housing Strategy.



Key Features

Connectivity

- Rivervale benefits from connections to major roads including Orrong Road, Graham Farmer Freeway and Great Eastern Highway. These facilitate a high level of accessibility for vehicles.
- While the western part of Rivervale is located approximately 800m from Burswood Train Station, it is unlikely that this is highly utilised by residents due to Graham Farmer Freeway and Great Eastern Highway acting as a barrier for access.
- Rivervale is serviced by high frequency bus routes along Great Eastern Highway and Orrong Road, as well as the 998/999 Circle route which provides connections to other suburbs.
- Rivervale benefits from bicycle and pedestrian paths particularly along the Swan River Foreshore. There is also a number of bicycle lanes along streets such as Great Eastern Highway and Alexander Road. Surrey Road is also designated a safe active street.

Centres and Services

The Activity Centre Planning Strategy designates the following activity centres within Rivervale:

- Kooyong Road Neighbourhood Centre
- Eastgate Neighbourhood Centre
- The future Springs Local Centre
- Francisco Street Local Centre
- A Portion of the Belmont Business Park Specialised Centre.

The Belmont Business Park offers employment opportunities for nearby residents and encompasses a variety of land uses and services. Francisco Street local centre is specialised in nature, feature only a printing company. Meanwhile, the Kooyong Road and Eastgate Neighbourhood Centres are well established and the Springs Local Centre is currently under construction at 31 Rowe Avenue.

Public Open Space

- Residents have good access to public open spaces, with 86% of properties located within 400 meters and none further than 800 meters from such spaces.
- Rivervale includes Wilson Park, one of the City's three District Open Spaces. This park serves the needs of local residents whilst also attracting visitors from nearby suburbs.

Development Patterns

- Development in Rivervale's residential areas primarily took place in the 1950s and 1960s. During this period, the State began to deliver numerous government homes within the suburb. Additional development occurred in the 1970s and 1980s.
- In the 1990s, grouped dwelling developments increased, especially around the Kooyong Road activity centre.
- The 2009 Springs Structure Plan led to the precinct developing into a higher density area., There are several sites within the precinct still available for redevelopment under the Structure Plan and Local Planning Policy No. 7 – The Springs Design Guidelines. This has led to Rivervale having a high level of growth of 22% between 2011 and 2021 compared to other suburbs in Belmont.
- The suburb has continued to see a level of grouped and multiple dwelling development occurring, especially in dual density coded areas.
- Land in close proximity to Orrong Road is coded R20/60. Development of this land is subject to Local Planning Policy No. 2 – Orrong Road. Several have been developed for grouped dwellings, but the majority still have development potential.
- There is also a portion of land surrounding the Belmont Town Centre coded R20/50/100. A number of higher density developments have occurred in this area guided by Local Planning Policy No. 1 – Performance Criteria – Town Centre Density Bonus Requirements.
- There are currently 2,655 residential zoned lots within Rivervale. Of these lots, 398 lots, based on their size and width have capacity for infill development. However, it is important to recognise that not all landowners may choose to pursue further development of their properties.

Suburb Wide Actions

Suburb wide actions for Rivervale have been prepared based on information from the Key Features section, the Focus Area Summary Table, and Appendix 1 – Population and Housing Characteristics. By integrating these sources, actions were developed to facilitate and support the development of future housing within Rivervale.

- Encourage a variety of housing options to cater to the evolving needs of the community, especially with Rivervale’s current ageing population.
- Encourage the development of diverse housing options to address changes in demographics, demands and trends towards higher density dwelling types.

- Promote alternative transport modes, such as public transport and active travel, to reduce reliance on private vehicles.

Focus Areas

1: The Springs Special Development Precinct

LOCAL SCHEME ZONES	LOCAL SCHEME RESERVES
<div>CC</div> Civic and Cultural	<div>LR</div> Local road
<div>CO</div> Commercial	<div>MDR</div> Major Distribution Road
<div>IC</div> Industrial	<div>PR</div> Parks and Recreation
<div>MB</div> Mixed Business	<div>PS</div> Parks and Recreation : Water Supply Sewerage and Drainage
<div>MU</div> Mixed Use	<div>PP</div> Public Purposes : Ambulance Depot
<div>PA</div> Place of Public Assembly	<div>CP</div> Public Purposes : Civil Defence
<div>PC</div> Place of Public Assembly - Club	
<div>PW</div> Place of Public Assembly - Place of Public Worship	
<div>PSC</div> Place of Public Assembly - Pre-School Centre	
<div>PPS</div> Place of Public Assembly - Private School	
<div>RC</div> Place of Public Assembly - Racecourse	
<div>RD</div> Residential (R20 Density Unless Otherwise Shown)	
<div>RS</div> Residential and Stables	
<div>SS</div> Service Station	
<div>SDP</div> Special Development Precinct	
<div>TC</div> Town Centre	

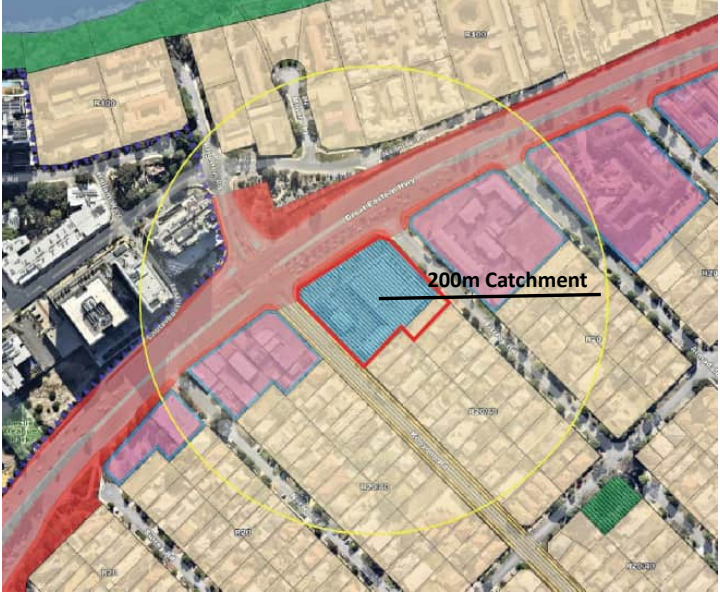
Strategies

1. Facilitate the delivery of a contemporary planning framework which meets the needs of the community.
3. Apply appropriate zonings and density codings to land in close proximity to transport corridors and activity centres.
5. Encourage development of underutilised 'Urban' zoned land.
7. Facilitate medium and high-density infill development which is of high-quality and positively contributes to the streetscape.

Key Considerations and Opportunities


- The Springs was identified as an area requiring coordinated planning to address land fragmentation and underutilisation.
- Therefore, the Springs Structure Plan was prepared to guide development within the precinct and was approved in 2009. The vision for the structure plan was to guide the redevelopment of The Springs into a vibrant medium-high-density residential mixed-use area. The Springs Structure Plan will expire on 19 October 2025.
- To provide further guidance, the Springs Guidelines were prepared and adopted as a Local Planning Policy in 2012 (Local Planning Policy No. 7 – The Springs Design Guidelines). These Guidelines were prepared prior to the adoption of the Residential Design Codes Volume 2 (Apartments).
- The precinct is subject to a Development Contribution Plan. Development WA (formerly Landcorp) funded key infrastructure within the area. As landowners develop, they are required to pay their proportionate share for this infrastructure. 14 lots still have outstanding development contributions.
- There has been a high level of development which has occurred within the precinct, including both mixed use and residential developments (predominantly multiple dwellings). This has assisted in meeting the City's density targets set by the State Government.
- Mixed Use development is focussed along Rowe Avenue with the remainder of the area predominantly containing multiple dwellings.

	<ul style="list-style-type: none"> • The precinct is zoned ‘Special Development Precinct’ which is not a model zone within the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>. This presents an opportunity for the future zoning to align with the Regulations. • While the Structure Plan assigns density codes it should be noted that these codes and the associated development controls do not align with Volume 2 of the Residential Design Codes (R-Codes). This presents an opportunity to either normalise this situation or apply an R-ACO density code and carry forward The Springs local planning framework into a new local planning scheme.
Actions:	<div data-bbox="439 564 1906 791"> <p>Zoning</p> <ol style="list-style-type: none"> 1. Through the preparation of a new local planning scheme investigate the appropriateness of rezoning land from Special Development Precinct, as follows: <ol style="list-style-type: none"> a. 31 Rowe Avenue to ‘Local Centre’. b. Lots south of Rowe Avenue to ‘Mixed Use’. c. Either: <ol style="list-style-type: none"> i. The balance of the precinct to ‘Residential’ and designate appropriate uses as Additional Uses; or ii. The balance of the precinct to ‘Mixed Use’, and development standards that require a minimum residential component to be incorporated in all new developments. </div> <div data-bbox="439 791 1906 874"> <p>Residential Density</p> <ol style="list-style-type: none"> 2. Through the preparation of a new local planning scheme, investigate whether it is appropriate to apply an R-ACO density code to the area subject to the Springs Structure Plan. </div> <div data-bbox="439 874 1906 1070"> <p>Built Form</p> <ol style="list-style-type: none"> 3. Investigate the approach of carrying forward The Springs local planning framework into a new local planning scheme, and consider: <ol style="list-style-type: none"> a. The need to extend the operation of The Springs Structure Plan and the Riversdale Road North Detailed Area Plan. b. The content of the structure plan within the context of the realised built form, and contemporary planning. c. Undertaking a review of Local Planning Policy 7 – The Springs Design Guidelines in light of the new 2024 Residential Design Codes. d. If the existing structure plan, detailed area plan and local planning policy can be consolidated into one local planning policy. e. Any specific site and development requirements required in a new local planning scheme. </div> <div data-bbox="439 1070 1906 1107"> <ol style="list-style-type: none"> 4. Retain The Springs Development Contribution Plan in a new local planning scheme. </div>

<div><div>2: Eastgate Neighbourhood Centre</div><div><div><div>LOCAL SCHEME ZONES</div><div><div><div>CC</div><div>Civic and Cultural</div></div><div><div>CO</div><div>Commercial</div></div><div><div>IC</div><div>Industrial</div></div><div><div>MB</div><div>Mixed Business</div></div><div><div>ML</div><div>Mixed Use</div></div><div><div>PA</div><div>Place of Public Assembly</div></div><div><div>PC</div><div>Place of Public Assembly - Club</div></div><div><div>PW</div><div>Place of Public Assembly - Place of Public Worship</div></div><div><div>PSC</div><div>Place of Public Assembly - Pre-School Centre</div></div><div><div>PPS</div><div>Place of Public Assembly - Private School</div></div><div><div>PR</div><div>Place of Public Assembly - Racecourse</div></div><div><div>RD</div><div>Residential (R20 Density Unless Otherwise Shown)</div></div><div><div>RS</div><div>Residential and Stables</div></div><div><div>SS</div><div>Service Station</div></div><div><div>SDP</div><div>Special Development Precinct</div></div><div><div>TC</div><div>Town Centre</div></div><div><div>CC</div><div>Civic and Cultural</div></div><div><div>CO</div><div>Commercial</div></div><div><div>IC</div><div>Industrial</div></div><div><div>MB</div><div>Mixed Business</div></div><div><div>ML</div><div>Mixed Use</div></div><div><div>PA</div><div>Place of Public Assembly</div></div><div><div>PC</div><div>Place of Public Assembly - Club</div></div><div><div>PW</div><div>Place of Public Assembly - Place of Public Worship</div></div><div><div>PSC</div><div>Place of Public Assembly - Pre-School Centre</div></div><div><div>PPS</div><div>Place of Public Assembly - Private School</div></div><div><div>PR</div><div>Place of Public Assembly - Racecourse</div></div><div><div>RD</div><div>Residential (R20 Density Unless Otherwise Shown)</div></div><div><div>RS</div><div>Residential and Stables</div></div><div><div>SS</div><div>Service Station</div></div><div><div>SDP</div><div>Special Development Precinct</div></div><div><div>TC</div><div>Town Centre</div></div></div></div></div></div>	<div><div>Strategies</div><div><div><div>1.</div><div>Facilitate the delivery of a contemporary planning framework which meets the needs of the community.</div></div><div><div>3.</div><div>Apply appropriate zonings and density codings to land in close proximity to transport corridors and activity centres.</div></div><div><div>4.</div><div>Facilitate ongoing housing choice for the existing and future community which responds to discrepancies between dwelling size and household composition.</div></div><div><div>5.</div><div>Encourage development of underutilised 'Urban' zoned land.</div></div><div><div>7.</div><div>Facilitate medium and high-density infill development which is of high-quality and positively contributes to the streetscape.</div></div></div></div> <div><div>Key Considerations and Opportunities</div><div><div><div>•</div><div>This Centre is identified as a Neighbourhood Centre within the Activity Centre Planning Strategy.</div></div><div><div>•</div><div>The centre offers an opportunity for residential development within and around the centre to support the ongoing viability of commercial uses, provide convenient access to services and amenities, and increase housing diversity.</div></div><div><div>•</div><div>The Centre does not currently have a density coding under Local Planning Scheme No. 15 (LPS 15). There is an opportunity to apply a density code through the preparation of a new local planning scheme.</div></div><div><div>•</div><div>While the 'Commercial' zoning of the centre is currently consistent with the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>, the Department of Planning, Lands and Heritage are planning to introduce 'Centre', 'Neighbourhood Centre' and 'Local Centre' zones. This presents an opportunity for the future zoning of the local centre to align with these new zones.</div></div><div><div>•</div><div>A portion of the rear car park associated with the centre is currently zoned 'Residential'. There is an opportunity to align the future zoning of this portion with the future zoning of the rest of the centre.</div></div><div><div>•</div><div>The centre comprises one lot with a single landholder. While this eliminates this as a development constraint, the age and condition of the buildings on the site could hinder redevelopment in the long term.</div></div></div></div>
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	<ul style="list-style-type: none"> • There is an opportunity to align with the City's Activity Centre Planning Strategy which states that an R-AC1 or R-AC0 density code may be appropriate to apply to the centre. State Planning Policy 7.3 Residential Design Codes Volume 2 – Apartments designates that an R-AC1 residential density coding is suitable for high density urban centres. With the exception of the side and rear boundary setback provisions, the R-AC1 development requirements are considered appropriate for this Centre. However, if an R-AC1 density code is applied to the centre, the rear and side boundary setback provisions should be amended to achieve an appropriate interface between the centre and the adjoining low scale residential development. • Alternatively, it may be appropriate for a site-specific planning framework to be prepared to guide future development. To enable this, an R-AC0 density code would need to be applied to the centre. • To ensure that residential development does not occur in a manner that erodes the intent of the Centre in providing services to the community, it may be appropriate to limit residential development on ground floors and require the provision for a commercial component in any redevelopment proposal. • State Planning Policy 4.2 – Activity Centres (SPP 4.2) sets a residential density target of 25+ dwellings per gross urban zone hectare within the 200m catchment of local centres (outlined in yellow). The local centre has achieved a result of approximately 49 dwellings per urban zone hectare, largely attributed to the multiple dwelling developments on the northern side of Great Eastern Highway. • There remains R20 coded lots within the walkable catchments of the neighbourhood centre. • Many of the Residential R20/40 lots surrounding the centre have frontages less than 16m, typically of 15.09m. As written in the City's Local Planning Scheme, lots must have a frontage of 16m to develop/subdivide to a higher density. • DPLH is seeking to rationalise flexible density codes through the preparation of new local planning schemes, creating an opportunity for the application of straight density codes to this area.
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		<ul style="list-style-type: none"> The Central Sub-regional Planning Framework identifies that urban corridors should be the focus for increased residential densities, and the potential to provide a transition area between high density developments and existing low density neighbourhoods. The residential density of properties fronting Great Eastern Highway and an appropriate transition area will be discussed in Focus Area 5 and 6.
Actions:	Zoning	
	1. Investigate the appropriateness of rezoning of the centre from 'Commercial' and 'Residential' to 'Neighbourhood Centre' through the preparation of a new local planning scheme.	
	Residential Density	
	2. Investigate whether it is appropriate to introduce a residential density code of R-ACO or R-AC1 over Eastgate Neighbourhood Centre through the preparation of a new local planning scheme.	
	Built Form	
	3. Investigate the need to augment default development standards of the R-Codes Volume 2, and other planning controls to prevent the erosion of commercial uses within the activity centre.	
	4. Investigate planning controls to encourage commercial uses within the activity centre, and to ensure appropriate interface between commercial and residential land uses.	


3: Kooyong Village neighbourhood centre		Strategies																								
 <p>200m Catchment</p> <p>LOCAL SCHEME ZONES</p> <table><tr><td> Civic and Cultural</td><td> Place of Public Assembly - Pre-School Centre</td><td> Civic and Cultural</td></tr><tr><td> Commercial</td><td> Place of Public Assembly - Private School</td><td> Commercial</td></tr><tr><td> Industrial</td><td> Place of Public Assembly - Racecourse</td><td> Industrial</td></tr><tr><td> Mixed Business</td><td> Residential (R20 Density Unless Otherwise Shown)</td><td> Mixed Business</td></tr><tr><td> Mixed Use</td><td> Residential and Stables</td><td> Mixed Use</td></tr><tr><td> Place of Public Assembly</td><td> Service Station</td><td> Place of Public Assembly</td></tr><tr><td> Place of Public Assembly - Club</td><td> Special Development Precinct</td><td> Place of Public Assembly</td></tr><tr><td> Place of Public Assembly - Place of Public Worship</td><td> Town Centre</td><td> Place of Public Assembly</td></tr></table>		Civic and Cultural	Place of Public Assembly - Pre-School Centre	Civic and Cultural	Commercial	Place of Public Assembly - Private School	Commercial	Industrial	Place of Public Assembly - Racecourse	Industrial	Mixed Business	Residential (R20 Density Unless Otherwise Shown)	Mixed Business	Mixed Use	Residential and Stables	Mixed Use	Place of Public Assembly	Service Station	Place of Public Assembly	Place of Public Assembly - Club	Special Development Precinct	Place of Public Assembly	Place of Public Assembly - Place of Public Worship	Town Centre	Place of Public Assembly	<ol style="list-style-type: none">1. Facilitate the delivery of a contemporary planning framework which meets the needs of the community.3. Apply appropriate zonings and density codings to land in close proximity to transport corridors and activity centres.4. Facilitate ongoing housing choice for the existing and future community which responds to discrepancies between dwelling size and household composition.5. Encourage development of underutilised 'Urban' zoned land.7. Facilitate medium and high-density infill development which is of high-quality and positively contributes to the streetscape.
		Civic and Cultural	Place of Public Assembly - Pre-School Centre	Civic and Cultural																						
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Place of Public Assembly - Place of Public Worship	Town Centre	Place of Public Assembly																								
Key Considerations and Opportunities																										
<ul style="list-style-type: none">• The Centre is identified as a Neighbourhood Centre within the Activity Centre Planning Strategy.• The centre offers an opportunity for residential development within and around the centre to support the ongoing viability of commercial uses, provide convenient access to services and amenities, and increase housing diversity.• The Centre does not currently have a density coding under LPS 15. There is an opportunity to apply a density code through the preparation of a new local planning scheme.• While the 'Commercial' zoning of the centre is currently consistent with the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>, the Department of Planning, Lands and Heritage are planning to introduce 'Centre', 'Neighbourhood Centre' and 'Local Centre' zones. This presents an opportunity for the future zoning of the local centre to align with these new zones.• Within the centre, lots are generally narrow and ownership is fragmented. The main-street configuration is intact and all lots have access to a rear laneway. Buildings may be suitable for redevelopment in the medium to long term, and the centre is capable of accommodating medium to high density mixed use development.• Application of a suitable density coding may incentivise redevelopment of the existing buildings to incorporate a residential component. This may also facilitate the																										

	<p>development of 23 Gerring Court which is currently vacant. In this respect, there is an opportunity to align with the Activity Centre Planning Strategy which states that it may be appropriate to introduce a residential density code of R-AC4 over the centre. State Planning Policy 7.3 Residential Design Codes Volume 2 – Apartments designates that an R-AC4 residential density coding is suitable for neighbourhood centres. This code allows for a maximum building height of three storeys and nil setbacks to the primary street and side boundaries. which is considered appropriate for the context of this centre.</p> <ul style="list-style-type: none"> • To ensure that residential development does not occur in a manner that erodes the intent of the Centre in providing services to the community, it may be appropriate to limit residential development on ground floors and require provision for a commercial component in any redevelopment proposal. • SPP 4.2 sets a residential density target of 25+ dwellings per gross urban zone hectare within the 200m catchment of neighbourhood centres (outlined in yellow on the image to the left). The centre has achieved a result of approximately 17.81 dwellings per urban zone hectare. • Significant redevelopment surrounding the centre has already occurred. Land fragmentation and the age and condition of dwellings within the area may serve as a barrier to further development above existing densities. There are few remaining lots that contain an original dwelling and/or are underdeveloped at existing densities. • Opposite the centre, 92 Kooyong Road has been vacant for more than 10 years. This land has multiple street frontages and could accommodate a higher density residential or mixed use development which compliments the centre. Application of appropriate Additional Uses and/or a density increase may incentivise development of these lots. • DPLH is seeking to rationalise flexible density codes through the preparation of new local planning schemes, creating an opportunity for the application of straight density codes to this area.
Actions:	<p>Zoning</p> <ol style="list-style-type: none"> 1. Investigate the appropriateness of rezoning of the centre to 'Neighbourhood Centre' zone through the preparation of a new local planning scheme.

	2. Investigate the appropriateness of applying Additional Uses to 92 Kooyong Road, Rivervale.
	Residential Density
	3. Investigate applying an R-AC4 density coding to the neighbourhood centre through the preparation of a new local planning scheme.
	4. Investigate the appropriateness of a density increase for 92 Kooyong Road, Rivervale from R20/40 to R60.
	5. Investigate the appropriateness of applying an R40 density coding to existing R20/40 coded lots surrounding the neighbourhood centre.
	Built Form
	6. Investigate planning controls in a new local planning scheme to prevent residential developments without commercial components within the activity centre and ensure a suitable transition between commercial and residential land uses. This may be in the form of a Local Planning Policy.
	7. Investigate the appropriateness of a built form provision requiring any development at 92 Kooyong Road, Rivervale to incorporate a minimum residential component as part of any mixed-use building.


4: Francisco Street Local Centre	Strategies
 <p>200m Catchment</p> <p>LOCAL SCHEME ZONES</p> <p>Civic and Cultural Commercial Industrial Mixed Business Mixed Use Place of Public Assembly Place of Public Assembly - Club Place of Public Assembly - Place of Public Worship</p> <p>Place of Public Assembly - Pre-School Centre Place of Public Assembly - Private School Place of Public Assembly - Resource Residential (R20 Density Unless Otherwise Shown) Residential and Stables Service Station Special Development Precinct Town Centre</p> <p>LOCAL SCHEME ZONES</p> <p>Place of Public Assembly - Pre-School Centre Place of Public Assembly - Private School Place of Public Assembly - Resource Residential (R20 Density Unless Otherwise Shown) Residential and Stables Service Station Special Development Precinct Town Centre</p>	<p>Strategies</p> <ol style="list-style-type: none">1. Facilitate the delivery of a contemporary planning framework which meets the needs of the community.4. Facilitate ongoing housing choice for the existing and future community which responds to discrepancies between dwelling size and household composition.5. Encourage development of underutilised 'Urban' zoned land.7. Facilitate medium and high-density infill development which is of high-quality and positively contributes to the streetscape.
	<p>Key Considerations and Opportunities</p> <ul style="list-style-type: none">• This Centre is identified as a Local Centre within the Activity Centre Planning Strategy.• The centre offers an opportunity for residential development within and potentially around the centre to support the establishment of commercial uses, provide convenient access to services and amenities, and increase housing diversity.• The Centre does not currently have a density coding under LPS 15. There is an opportunity to apply a density code through the preparation of a new local planning scheme.• While the 'Commercial' zoning of the centre is currently consistent with the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>, the Department of Planning, Lands and Heritage are planning to introduce 'Centre', 'Neighbourhood Centre' and 'Local Centre' zones.• The centre comprises of five freehold lots, owned by a single landowner. It has been developed for one commercial building. The building was constructed in the 1970s and is in fair condition. It is currently occupied by a print shop (Industry – Light) which is a non-conforming use.• The site is bordered by a private right-of-way, and a large road reserve along Acton Avenue. The verge does not appear to contain any service infrastructure and is currently used for car parking. There may be an opportunity for this land to be consolidated into the private landholding.

	<ul style="list-style-type: none"> • There is an opportunity to align with the City's Activity Centre Planning Strategy which indicates that a density code of R60 may be appropriate to apply to the centre. This coding could facilitate medium density development, and achieve an appropriate interface between the centre and the adjoining residential development. • SPP 4.2 sets a residential density target of 25+ dwellings per gross urban zone hectare within the 200 metre catchment of local centres (outlined in yellow). The local centre has achieved a result of approximately 10.83 dwellings per urban zone hectare. • Lots between Acton Avenue and Martin Avenue within the 200m catchment generally contain 1960s era dwellings. Most of these lots are not currently subdivisible due to their lot area. • Currently, the centre does not offer the services and amenities to effectively function as a local centre for the community. • Because the local centre does not currently provide convenience goods and services to the surrounding area, it is not considered appropriate to upcode lots surrounding it. Densities surrounding the local centre will be further reviewed following redevelopment of the centre. 						
Actions:	<table border="1"> <tr> <td data-bbox="436 935 448 1141"></td><td data-bbox="448 935 1906 994"> Zoning 1. Investigate the appropriateness of rezoning the centre to 'Local Centre' zone through the preparation of a new local planning scheme. </td></tr> <tr> <td data-bbox="436 994 448 1053"></td><td data-bbox="448 994 1906 1053"> Residential Density 2. Investigate the appropriateness of applying an R60 density coding to the local centre through the preparation of a new local planning scheme. </td></tr> <tr> <td data-bbox="436 1053 448 1141"></td><td data-bbox="448 1053 1906 1141"> Built Form 3. Investigate planning controls to encourage commercial uses within the activity centre, and to ensure appropriate interface between commercial and residential land uses. </td></tr> </table>		Zoning 1. Investigate the appropriateness of rezoning the centre to 'Local Centre' zone through the preparation of a new local planning scheme.		Residential Density 2. Investigate the appropriateness of applying an R60 density coding to the local centre through the preparation of a new local planning scheme.		Built Form 3. Investigate planning controls to encourage commercial uses within the activity centre, and to ensure appropriate interface between commercial and residential land uses.
	Zoning 1. Investigate the appropriateness of rezoning the centre to 'Local Centre' zone through the preparation of a new local planning scheme.						
	Residential Density 2. Investigate the appropriateness of applying an R60 density coding to the local centre through the preparation of a new local planning scheme.						
	Built Form 3. Investigate planning controls to encourage commercial uses within the activity centre, and to ensure appropriate interface between commercial and residential land uses.						

<div><div>5: Great Eastern Highway Corridor</div><div>LOCAL SCHEME ZONES</div><div><div><div>Civic and Cultural</div><div>Commercial</div><div>Industrial</div><div>Mixed Business</div><div>Mixed Use</div><div>Place of Public Assembly</div><div>Place of Public Assembly - Club</div><div>Place of Public Assembly - Place of Public Worship</div><div>Place of Public Assembly - Pre-School Centre</div><div>Place of Public Assembly - Private School</div><div>Place of Public Assembly - Racecourse</div><div>Residential (R20 Density Unless Otherwise Shown)</div><div>Residential and Stables</div><div>Service Station</div><div>Special Development Precinct</div><div>Town Centre</div></div><div><div>Club and Cultural</div><div>Commercial</div><div>Industrial</div><div>Retail Business</div><div>Mixed Use</div><div>Place of Public Assembly</div><div>Place of Public Assembly - Club</div><div>Place of Public Assembly - Place of Public Meeting</div><div>Place of Public Assembly - Pre-School Centre</div><div>Place of Public Assembly - Private School</div><div>Residential (R20 Density Unless Otherwise Shown)</div><div>Residential and Stables</div><div>Service Station</div><div>Special Development Precinct</div><div>Town Centre</div></div></div></div>	<div><div>Strategies</div><div><div>1. Facilitate the delivery of a contemporary planning framework which meets the needs of the community.</div><div>3. Apply appropriate zonings and density codings to land in close proximity to transport corridors and activity centres.</div><div>7. Facilitate medium and high-density infill development which is of a high-quality and positively contributes to the streetscape.</div><div>11. Facilitate higher density development near high frequency public transport stops and stations with an aim to reduce private vehicle reliance.</div></div><div><div>Key considerations and opportunities</div><div><div>• Great Eastern Highway is identified as an Urban Corridor under Perth and Peel @ 3.5 Million. The focus is for higher density residential development to be located along transit corridors.</div><div>• The City of Belmont has prepared the Great Eastern Highway Urban Corridor Strategy to guide development along the corridor. There is an opportunity to align with the Great Eastern Highway Corridor Strategy.</div><div>• The Strategy identifies the majority of the Rivervale section of Great Eastern Highway as an ‘Activity Corridor’ and envisages active, commercial land uses on ground floors, with upper floors containing permanent residential, transient residential, offices and other commercial uses. The Eastgate Neighbourhood Centre and the Springs Local centre are identified as ‘Activity Nodes’ and envisaged for retail, cafes, restaurant land uses on ground floors, with upper floors containing residential, commercial and offices. These are further addressed in focus area tables 1 and 2.</div><div>• There is an opportunity for development along Great Eastern Highway that takes advantage of good accessibility by private motor vehicles and public transport. The corridor provides access to the Perth CBD, Perth Airport, and connections to other major regional roads. The corridor also contains a high frequency bus route providing access to the Perth CBD, Airport, Midland, and the Redcliffe Train Station.</div></div></div></div>
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	<ul style="list-style-type: none"> • All lots are subject to transport noise considerations. Future development will be considered against State Planning Policy 5.4 – Road and Rail Noise (SPP 5.4). • Lots on the northern side are designated as bushfire prone by the Department of Fire and Emergency Services. Future development will be considered against State Planning Policy 3.7 – Planning in Bushfire Prone Areas. • The northern and southern portions of Rivervale, separated by Great Eastern Highway, differ significantly in lot characteristics, use, built form, and overall character. • Undeveloped lots and ageing apartment complexes in Rivervale, especially on the northern side, hold potential for high-density residential development, capable of obtaining access from roads other than Great Eastern Highway. • Land adjacent to the Corridor is zoned ‘Special Development Precinct’, ‘Residential’, ‘Mixed Use’, ‘Mixed Business’, ‘Commercial’, and ‘Service Station’. • ‘Residential’ zones on the north side have an R100 density coding, while those interfacing with the highway on the south side are coded R20, R20/40 and R20/60. • ‘Mixed Business’ zoned lots are addressed by Focus Area 7 and Special Development Precinct lots by Focus Area 1. • Regarding ‘Mixed Use’ zoned lots, LPS 15 provides little guidance for residential development and does not specifically allocate residential density codes. Clause 4.2.3 of LPS 15 requires a residential density code to be assigned having regard to the density code of adjoining properties. This approach is inconsistent with the Central Sub-Regional Planning Framework which states that codes of R60 or higher are appropriate for urban corridors.
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	<ul style="list-style-type: none"> • The Great Eastern Highway Urban Corridor Strategy contemplates taller buildings (up to 20 storeys with a plot ratio of 7.0) for the northern edge of the corridor. The southern side will be of lower scale (up to 10 storeys) with a plot ratio of 3.0) to minimise impacts on adjacent residential properties. • The Mixed Use zone objective within LPS 15 currently provides for appropriate industrial activities to occur within this zone. It is considered that this is contrary to the outcomes the draft Corridor Strategy is trying to achieve. 						
Actions:	<table border="1"> <tr> <td data-bbox="497 619 571 639">Zoning</td><td data-bbox="571 619 1897 751"> <ol style="list-style-type: none"> 1. Engage with the State Government about their intentions for their landholdings. 2. Through the preparation of a new local planning scheme, review the 'Mixed Use' zone objectives to ensure that the statutory planning framework allows for the desired mix of commercial and residential land uses. </td></tr> <tr> <td data-bbox="497 759 683 780">Residential Density</td><td data-bbox="571 759 1897 839"> <ol style="list-style-type: none"> 3. Through the preparation of a new local planning scheme, apply appropriate density codes to the corridor having regard to the Great Eastern Highway Urban Corridor Strategy. </td></tr> <tr> <td data-bbox="497 847 604 868">Built Form</td><td data-bbox="571 847 1897 919"> <ol style="list-style-type: none"> 4. Consider the need for additional specific site and development requirements for the Mixed Use zoned lots under the new local planning scheme, e.g. building height, plot ratio, rear setbacks abutting residential zoned land. </td></tr> </table>	Zoning	<ol style="list-style-type: none"> 1. Engage with the State Government about their intentions for their landholdings. 2. Through the preparation of a new local planning scheme, review the 'Mixed Use' zone objectives to ensure that the statutory planning framework allows for the desired mix of commercial and residential land uses. 	Residential Density	<ol style="list-style-type: none"> 3. Through the preparation of a new local planning scheme, apply appropriate density codes to the corridor having regard to the Great Eastern Highway Urban Corridor Strategy. 	Built Form	<ol style="list-style-type: none"> 4. Consider the need for additional specific site and development requirements for the Mixed Use zoned lots under the new local planning scheme, e.g. building height, plot ratio, rear setbacks abutting residential zoned land.
Zoning	<ol style="list-style-type: none"> 1. Engage with the State Government about their intentions for their landholdings. 2. Through the preparation of a new local planning scheme, review the 'Mixed Use' zone objectives to ensure that the statutory planning framework allows for the desired mix of commercial and residential land uses. 						
Residential Density	<ol style="list-style-type: none"> 3. Through the preparation of a new local planning scheme, apply appropriate density codes to the corridor having regard to the Great Eastern Highway Urban Corridor Strategy. 						
Built Form	<ol style="list-style-type: none"> 4. Consider the need for additional specific site and development requirements for the Mixed Use zoned lots under the new local planning scheme, e.g. building height, plot ratio, rear setbacks abutting residential zoned land. 						

6: Great Eastern Highway Transition Area	
	
<div><div>LOCAL SCHEME ZONES<ul style="list-style-type: none">Civic and CulturalCommercialIndustrialMixed BusinessMixed UsePlace of Public AssemblyPlace of Public Assembly - ClubPlace of Public Assembly - Place of Public Worship</div><div>LOCAL SCHEME ZONES<ul style="list-style-type: none">Place of Public Assembly - Pre-School CentrePlace of Public Assembly - Private SchoolPlace of Public Assembly - RacecourseResidential (R20 Density Unless Otherwise Shown)Residential and StablesService StationSpecial Development PrecinctTown Centre</div><div>LOCAL SCHEME ZONES<ul style="list-style-type: none">Club and CafesCommercialIndustrialHotel BusinessMixed UsePlace of Public AssemblyPlace of Public Assembly - ClubPlace of Public Assembly - Place of Public MeetingPlace of Public Assembly - Pre-School CentrePlace of Public Assembly - Private SchoolPlace of Public Assembly - RacecourseResidential (R20 Density Unless Otherwise Shown)Residential and StablesService StationSpecial Development PrecinctTown Centre</div></div>	
Key Considerations and opportunities	
<div><div><div>1. Facilitate the delivery of a contemporary planning framework which meets the needs of the community.</div><div>3. Apply appropriate zonings and density codings to land in close proximity to transport corridors and activity centres.</div><div>7. Facilitate medium and high-density infill development which is of a high-quality and positively contributes to the streetscape.</div><div>11. Facilitate higher density development near high frequency public transport stops and stations with an aim to reduce private vehicle reliance.</div></div><div><ul style="list-style-type: none">The Central Sub-regional Planning Framework identifies land close to urban corridors as appropriate locations for increased residential densities.Currently, land within close proximity to Great Eastern Highway is coded Residential R20, R20/40 and R20/60.In the short-term, land fragmentation and the age and condition of dwellings within the transition area would serve as a barrier to further development above existing densities. Despite this, it is considered necessary to apply appropriate density codes to this land to facilitate an appropriate transition of development from Great Eastern Highway.Densities of R40-R160 may be suitable. The extent of the transition area and associated density code will be further investigated through the preparation of a new local planning scheme.</div></div>	
Actions:	Residential Density <div>1. Through the preparation of a new local planning scheme, identify an appropriate transition area from Great Eastern Highway and investigate suitable density codes.</div>

7: Belmont Business Park – Rivervale Portion

LOCAL SCHEME ZONES

Orange	Civic and Cultural
Blue	Commercial
Dark Blue	Industrial
Light Green	Mixed Business
Yellow	Mixed Use
Light Blue	Place of Public Assembly
Dark Blue	Place of Public Assembly - Club
Light Green	Place of Public Assembly - Place of Public Worship

Green	Place of Public Assembly - Pre-School Centre
Light Green	Place of Public Assembly - Private School
Yellow	Place of Public Assembly - Racecourse
Light Yellow	Residential (R20 Density Unless Otherwise Shown)
Dark Yellow	Residential and Stables
Light Blue	Service Station
Dark Blue	Special Development Precinct
Light Green	Town Centre

LOCAL SCHEME ZONES

Orange	Civic and Cultural
Blue	Commercial
Dark Blue	Industrial
Light Green	Mixed Business
Yellow	Mixed Use
Light Blue	Place of Public Assembly
Dark Blue	Place of Public Assembly - Club
Light Green	Place of Public Assembly - Place of Public Worship

Green	Place of Public Assembly - Pre-School Centre
Light Green	Place of Public Assembly - Private School
Yellow	Place of Public Assembly - Racecourse
Light Yellow	Residential (R20 Density Unless Otherwise Shown)
Dark Yellow	Residential and Stables
Light Blue	Service Station
Dark Blue	Special Development Precinct
Light Green	Town Centre

Strategies

1. Facilitate the delivery of a contemporary planning framework which meets the needs of the community.
2. Protect residential development from inappropriate land uses and conversely protect non-residential uses from encroachment of residential development.

Key Considerations and Opportunities

- Rivervale contains a portion of the 'Mixed Business' zone (Belmont Business Park) as outlined red on the plan to the left).
- The current Mixed Business zone is not a standard zone within the Model Provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015*.
- There is an opportunity to align the future zoning with the Model Provisions by applying a zoning of 'Service Commercial' to the area. This zone is similar to the existing 'Mixed Business' zoning and provides for a range of wholesale businesses, showrooms, trades and services.
- The Mixed Business zone area was historically industrial in nature. Since the 1980s, this area has transitioned to comprise more commercial and large format retail activities.
- Part of the area was rezoned to Business Enterprise under the City's previous Town Planning Scheme No. 6 (TPS 6), then under TPS 14 the whole area was rezoned to Mixed Use. From the TPS 14 report: *'The clear change away from traditional industrial uses towards mixed commercial activities has increased over the last ten years and the Council is supportive of the transition particularly where it may give rise to the establishment of residential uses.'* The rationale behind this is unclear, however it may be attributed to the City's population decline prior to the 2000s.
- Due to uncertainty by landowners and tenants in regard to acceptable land uses under TPS 14, the City of Belmont initiated a Study title the 'Mixed Use Study'. This study was completed in the early 2000s and supported the establishment

	<p>of the 'Mixed Business' zone. While the study was inconclusive about the necessity for residential uses in the precinct, it noted the mixed public sentiment regarding residential uses in the Business Park.</p> <ul style="list-style-type: none"> • Local Planning Policy No. 10 – Residential Land Uses in the Mixed Business Zone (LPP 10) was prepared to provide guidance on where residential land uses may be considered appropriate in the Mixed Business zone. LPP 10 has a requirement for 'some business use' where residential uses are proposed. • There are several residential uses (predominantly grouped dwellings and an aged care facility) within the Mixed Business zone, including several on land zoned Industrial under the Metropolitan Region Scheme (MRS). (68 Fisher, Esther Street, 169 Great Eastern, 1 Brennan, 12 Lapage as shown on the image to the left on the previous page). • Residential land uses are 'A' uses in the Mixed Business zone under LPS 15. • While the locational criteria of LPP 10 is acknowledged, the permissibility of the use within the zone obligates the City to consider any proposal within that zone, which could result in undesirable locations being proposed and existing dwellings in inappropriate contexts being extended. Furthermore, the reliance on a Local Planning Policy as a "due regard" document creates an undesirable situation. • There is no residential density coding designated on the scheme map under LPS 15. There is some inconsistency around density as LPP 10 specifies densities that the City will consider, however this conflicts with Clause 4.2.3 of LPS 15 which states the following: <i>"The Residential Design Codes density applicable to land within the Scheme area is to be determined by reference to the Residential Design Codes density number superimposed on the particular areas contained within the borders shown on the Scheme Map or where such an area abuts another area having a Residential Design Code density, as being contained within the area defined by the centre line of those borders."</i>
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	<ul style="list-style-type: none"> • While the Belmont Business Park is focused on providing light industrial and business park type uses, the Central Sub-Regional Planning Framework stipulates that existing industrial centres should be preserved and protected from incompatible residential encroachment. • As per State Planning Policy 4.1 - Industrial Interface (SPP 4.1), it is also necessary to consider land use conflicts and the interface between industrial facilities and sensitive land uses, i.e. residential development. • Considering the early 2000s Mixed Use Study found no need for residential uses in the Business Park, coupled with the State's position on preserving industrial centres it may be appropriate to prevent further residential development in the Mixed Business zone. This also presents an opportunity to align future zoning and land use with the 'Industrial' zoning under the MRS. • The Great Eastern Highway urban corridor is intended to provide for a mix of active commercial and residential land uses. The City has prepared the Great Eastern Highway Urban Corridor Strategy to guide development along the corridor. Consistent with the intent of this Strategy, a 'Mixed Use' zone may be more appropriate over the lots directly adjacent to Great Eastern Highway in place of the existing 'Mixed Business' zone.
Actions:	<p>Zoning</p> <ol style="list-style-type: none"> 1. Investigate the appropriateness of applying a 'Service Commercial' zone to the Belmont Business Park through the preparation of a new local planning scheme. 2. Investigate changing the permissibility of residential uses from 'A' to 'X' in the existing Mixed Business zone through the preparation of a new local planning scheme. Consider applying Additional Uses for existing residential developments. 3. Investigate rezoning the existing 'Mixed Business' zoned lots fronting Great Eastern Highway to 'Mixed Use' through the preparation of a new local planning scheme. 4. Review and/or investigate revoking Local Planning Policy No. 10 5. Investigate planning controls to ensure appropriate interface between Mixed Business zoned land and Residential zoned land.

8: Additional Use Area

LOCAL SCHEME ZONES

- Civic and Cultural
- Commercial
- Industrial
- Mixed Business
- Mixed Use
- Place of Public Assembly
- G Place of Public Assembly - Club
- W Place of Public Assembly - Place of Public Worship

- PSC Place of Public Assembly - Pre-School Centre
- PPS Place of Public Assembly - Private School
- RC Place of Public Assembly - Racecourse
- Residential (R20 Density Unless Otherwise Shown)
- Residential and Stables
- Service Station
- Special Development Precinct
- Town Centre

LOCAL SCHEME ZONES

- Club and Cafes
- Commercial
- Industrial
- Road Business
- Road Use
- Place of Public Assembly
- Place of Public Assembly - Club
- Place of Public Assembly - Place of Public Worship

- Place of Public Assembly - Pre-School Centre
- Place of Public Assembly - Private School
- Place of Public Assembly - Racecourse
- Residential (R20 Density Unless Otherwise Shown)
- Residential and Stables
- Service Station
- Special Development Precinct
- Town Centre


Strategies

1. Facilitate the delivery of a contemporary planning framework which meets the needs of the community.
2. Protect residential development from inappropriate land uses and conversely protect non-residential uses from encroachment of residential development.

Key Considerations and opportunities

- There are a number of 'Residential' zoned lots fronting Belmont Avenue that contain Additional Uses under LPS 15 for 'Office', 'Consulting Room's and 'Studio' as pictured below and outlined red on the image to the left:

- 126 and 130 Belmont Avenue have realised the additional 'Office' use within mixed use developments (as shown below).

	<div></div> <ul style="list-style-type: none">• These low scale additional uses provide a transition between the ‘Mixed Business’ zone and residential area. Therefore, it is considered appropriate for these additional uses to be retained through the preparation of a new local planning scheme.• The current LPS 15 Additional Use provisions states: <i>“On Lots 801 (108), Lot 1 (110), Lot 66 (122), Lot 114 (124), Lot 115 (126), Lot 70 (130), Lot 98 (132), Lot 10 (136) Belmont Avenue and Lot 11 (185) Alexander Road, local government may consider approving the additional uses of office, consulting rooms and studio where the development incorporates a residential component.”</i> It is considered that the statement “where the development incorporates a residential component” is ambiguous. If the intent of the Additional Uses is to encourage a single mixed use building, then it would be desirable for the provisions to be explicit in this regard.
Actions:	<div>1. Retain existing Additional Uses for 108-136 Belmont Avenue and 185 Alexander Road in a new local planning scheme, and review the wording of the development requirements.</div>

9: Orrong Road Corridor/LPP 2 Area

An aerial map of the Orrong Road Corridor/LPP 2 Area. The map shows a grid of streets including Norwood Rd, Wilson Rd, Kewdale Rd, and Riverdale. Various colored overlays indicate different local scheme zones. A red line runs along the left side of the map, and a blue line runs along the bottom. A green area labeled 'Wilson Park' is visible in the center. The map is bordered by 'RIA PARK, TOWN OF' on the left and 'Kewdale' on the right.

LOCAL SCHEME ZONES

	Civic and Cultural		Place of Public Assembly - Pre-School Centre		Place of Public Assembly - Racecourse
	Commercial		Place of Public Assembly - Private School		Residential (R20 Density Unless Otherwise Shown)
	Industrial		Place of Public Assembly - Racecourse		Residential and Stables
	Mixed Business		Residential (R20 Density Unless Otherwise Shown)		Service Station
	Mixed Use		Residential and Stables		Special Development Precinct
	Place of Public Assembly		Service Station		Town Centre
	Place of Public Assembly - Club		Special Development Precinct		
	Place of Public Assembly - Place of Public Worship		Town Centre		

Strategies

1. Facilitate the delivery of a contemporary planning framework which meets the needs of the community.
3. Apply appropriate zonings and density codings to land in close proximity to transport corridors and activity centres.
4. Facilitate ongoing housing choice for the existing and future community which responds to discrepancies between dwelling size and household composition.
7. Facilitate medium and high density infill development which is of high quality and positively contributes to the streetscape.

Key Considerations and opportunities

- Orrong Road is identified as an ‘Other Regional Road’ and is under the care and control of Main Roads WA (MRWA). MRWA are currently investigating improvements to Orrong Road to improve safety, reduce congestion, enhance connectivity and improve liveability for people who travel along or live near this road. This project is an opportunity for the City to engage with MRWA to ensure that existing and future development along the corridor is carefully considered. The project is in its early stages and as it progresses the City will consider its implications for the future planning of land abutting the corridor.
- Based on MRWA traffic counts, Orrong Road averages between 47,000-55,000 vehicles per day on weekdays through Kewdale/Carlisle.
- Lots fronting and in proximity (approximately 300m) to Orrong Road may be subject to transport noise considerations.
- Clause 4.7.1 of LPS 15 states that where residential land abuts a regional road reserve, vehicular access to the road will not be permitted for residential development other than for a single house, unless a vehicular access plan has been approved.
- Land generally adjacent to Orrong Road is coded R20/60.

	<ul style="list-style-type: none"> • Local Planning Policy No.2 - Orrong Road (LPP 2) was formulated considering the extent of traffic utilising Orrong Road, the need to limit the number of access points to the road, and the desire for high quality development. • The Policy also states that within the R20/60 area, Council will only support subdivision up to a density of R30 where a comprehensive subdivision plan addressing all access issues has been adopted for the redevelopment of a street block. In all other instances, subdivision above a base density of R20 is not supported. • For development above R40 within the R20/60 area, a minimum lot size of 2,000m² is required. • The R20/60 coding and provisions of LPP 2 have partially resulted in the removal of ageing dwellings and vehicle access points and the introduction of right of way easements. However, only 12 vehicle access plans have been prepared and there are still many lots which remain undeveloped and have direct access to Orrong Road. • The requirement for public access easements and the 2,000 square metre minimum lot size minimise direct vehicle access points on Orrong Road and promote the use of consolidated crossovers for improved traffic management and safety. These could remain in a local planning policy or be included in a new Local Planning Scheme as additional site and development requirements. • LPP 2 has not been reviewed since the Residential Design Codes have been amended. • Under LPS 15, 101-113 Orrong Road are permitted the Additional Uses of Consulting Rooms, Medical Centre, Office, Serviced Apartments, Showroom and Studio. Nos. 107-109, 111 and 113 have taken up these Additional Uses. 101, 103 and 105 contain single dwellings. • DPLH is seeking to rationalise flexible density codes through the preparation of new local planning schemes, creating an opportunity for the application of straight density codes to this area.
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faActions:	Zoning and Built Form <ol style="list-style-type: none"> 1. Through the preparation of a new local planning scheme, investigate whether it is appropriate to retain or repeal LPP 2. 2. Through the preparation of a new local planning scheme, investigate whether it is appropriate to include additional site and development requirements that require all development excluding single houses to achieve a minimum lot size and to provide a public easement in gross to promote shared vehicular access between lots in accordance with an adopted Vehicle Access Plan. 3. Through the review of the Orrong Road planning framework, engage with relevant stakeholders, i.e. MRWA and prominent landowners, as to their aspirations for the corridor and their land. 4. Through the preparation of a new local planning scheme, investigate whether it is appropriate to apply Additional Uses of Consulting Rooms, Medical Centre, Office, Serviced Apartments, Showroom and Studio over 101-113 Orrong Road.
	Residential Density <ol style="list-style-type: none"> 5. Investigate the appropriateness of applying an R60 code to existing R20/60 coded properties along the corridor.

Appendix 1 - Population and Housing Characteristics

Population

The 2021 Census revealed Rivervale had a population of 10,897 people, which represents a population density of 3,302 persons per square km. From 2011 to 2021, Rivervale’s population increased by 2,494 persons or 29%. Forecasts undertaken by Forecast id predict that by 2041 Rivervale’s population will increase to 15,694 people and have a population density of 4,775 persons per square kilometre.

Age Structure

A comparison between Rivervale and the City of Belmont in 2021 reveals that Rivervale had a lower proportion of people in the younger age groups (under 19) and a lower proportion of people in the older age groups (65+). The largest age group in Rivervale was the 30 to 34 year age bracket, accounting for 13.2% of the population. This is consistent with the dominant age group for the City of Belmont (refer to **Figure 1**).

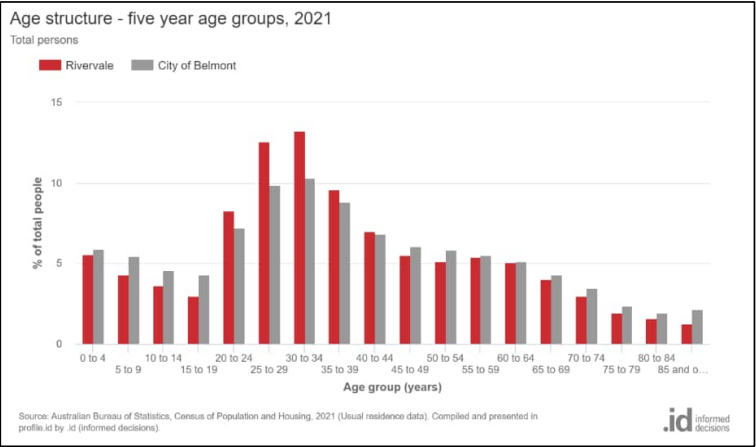


Figure 1 – Age Structure – Five year Age Groups (2021) (.id 2024)

There were several differences between Rivervale and the City of Belmont local government area in terms of age distribution.

- A larger percentage of persons aged 25 to 29 (12.6% compared to 9.9%)
- A smaller percentage of persons aged 15 to 19 (3.0% compared to 4.3%)
- A smaller percentage of persons aged 5 to 9 (4.3% compared to 5.5%)

The most significant changes in the age structure between 2011 and 2021 occurred in the following age groups (refer to **Figure 2**):

- 30 to 34 (+560 persons)
- 35 to 39 (+345 persons)
- 25 to 29 (+338 persons)
- 40 to 44 (+241 persons)

These changes indicate significant growth in those aged 25 to 44. Forecasts undertaken by Forecast Id indicate there will be significant growth in the number of young children between 2021 and 2031. The largest increase in persons between 2021 and 2031 is forecast to be in the ages 15 to 19, which is expected to increase by 470 and account for 6% of the total persons. However, this is forecast to change between the years 2031 and 2041 where the majority of growth will be concentrated in those aged 30 to 34 (refer to **Figure 3**).

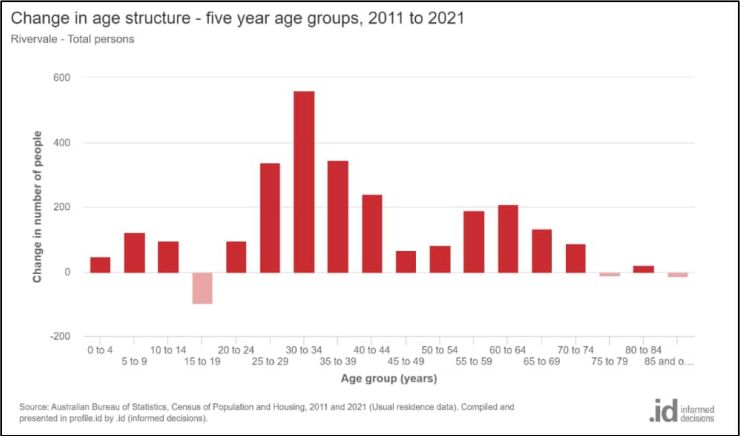


Figure 2 – Change in Age Structure– Five year Age Groups (2011 - 2021) (.id 2024)

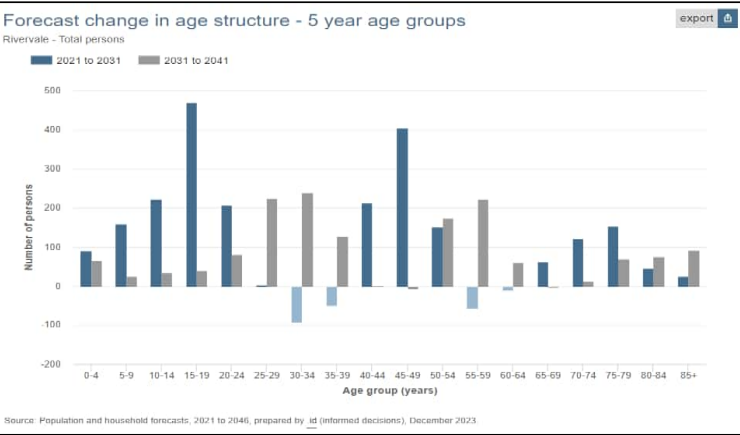


Figure 3 – Forecast Change in Age Structure– Five year Age Groups (2011 - 2021) (.id 2024)

Family Structure

When comparing the household and family types in Rivervale to the City of Belmont in 2021, the analysis revealed the following differences (refer to **Figure 4**):

- Rivervale had a smaller percentage of couples with children (17.3%) compared to Belmont (22.4%).
- Rivervale had a smaller percentage of one-parent families (7.1%) compared to Belmont (9.3%)
- Rivervale had a higher proportion of lone person households (36.7%) compared to Belmont (31.1%).
- Rivervale had a higher proportion of couples without children (25.2%) compared to Belmont (23.9%).

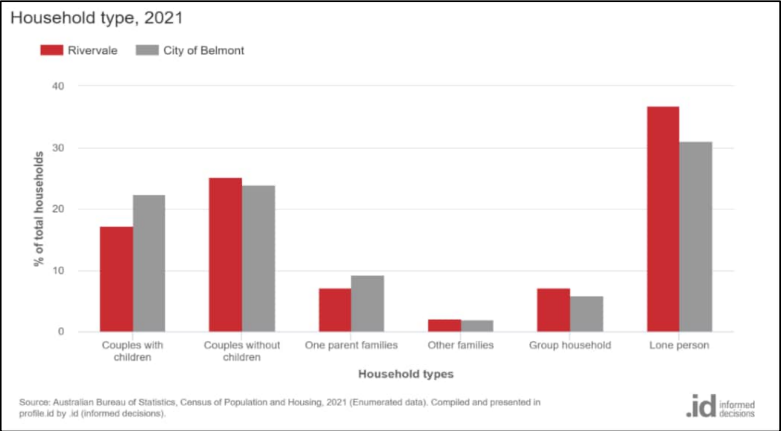


Figure 4 – Household Type (2021) (.id 2024)

This is also reflected in the growth patterns noticed between 2011 and 2021 (refer to **Figure 5**):

- Lone person (+707 households)
- Couples without children (+436 households)
- Couples with children (+189 households)
- One parent families (+64 households)

It is expected that this lower prevalence of families will continue. The projected growth between 2021 and 2031 is expected to be highest in lone person households, with an increase of 579 households, making up 38.7% of all households. In contrast, other families are estimated to increase by 24 households, accounting for 2.4% of all households in 2031, compared to 2.6% in 2021 (refer to **Figure 6**).

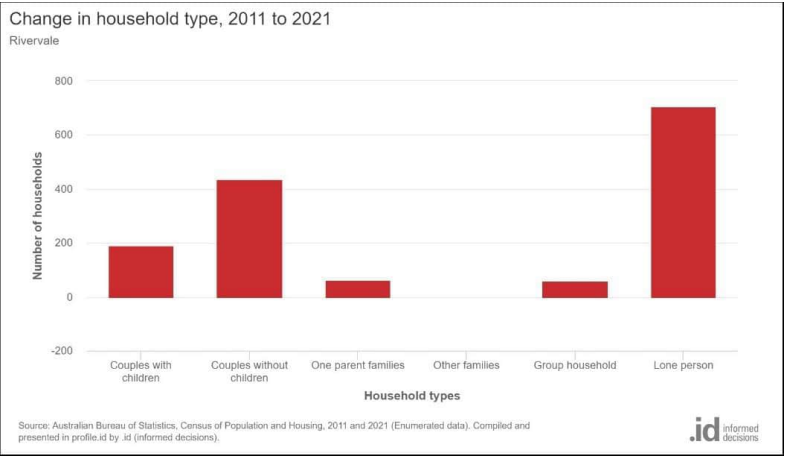


Figure 5 – Change in Household Type (2011 - 2021) (.id 2024)

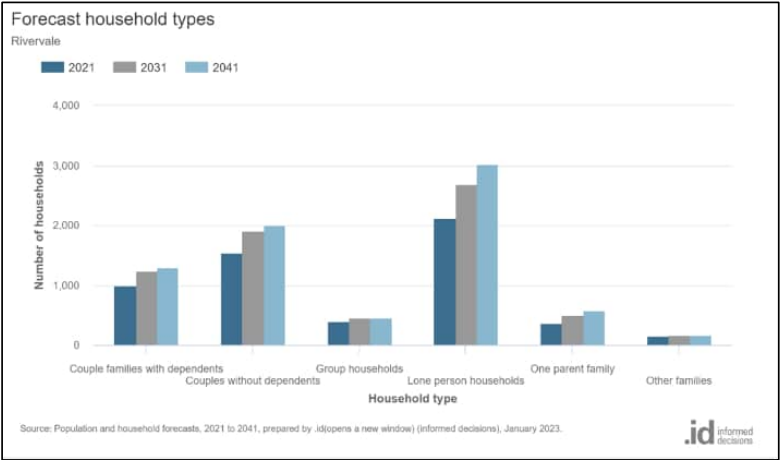


Figure 6 – Forecast Change in Household Types 2021 to 2041 (.id 2024)

Dwelling Structure

In 2021, the types of dwellings in Rivervale compared to the City of Belmont revealed some notable differences (refer to **Table 2**). In Rivervale, 42% of all occupied dwellings were separate houses, 21% were semi-detached, row or terrace house, townhouse, and 36% were flats or apartments. In comparison, the City of Belmont comprised 65% separate houses, 20% semi-detached, row or terrace house, townhouses and a lower proportion of flats and apartments at 14%. These figures indicate that Rivervale had a higher percentage of flats/apartments, a similar proportion of semi-detached, row or terrace house, townhouse dwellings, and a lower proportion of separate houses.

Examining the changes in dwelling types in Rivervale between 2011 and 2021, the following trends emerge:

- Separate House (+90 dwellings)
- Semi-detached, row or terrace house, townhouse (+538 dwellings)
- Flat or Apartment (+792 dwellings)

The above indicates a drastic shift toward flats and apartments within the suburb. It is expected that this trend will continue in the future as The Springs and land within and surrounding activity centres is developed.

Rivervale-Occupied Dwellings (Enumerated)	2021			2011			Change
	Dwelling type	Number	%	City of Belmont %	Number	%	
Separate house	2,075	42.6	65	1,985	57.5%	73	+90
Semi-detached, row or terrace house, townhouse etc.	1034	21.2	20.3	496	14.4%	15.1	+538
Flat or apartment	1760	36.1	14.4	968	28%	11.6	+792
Other	0	0.0	0.1	0	0.0	0.1	0
Total Occupied Private Dwellings	4,869	100.0	100.0	3,449	100.0	100.0	+1,420

Table 2 – Occupied Dwelling Structure (ABS 2024)

Number of Bedrooms

A comparative analysis of bedroom numbers between Rivervale and the City of Belmont in 2021 reveals that Rivervale had a smaller proportion of dwellings with 4 or more bedrooms, and a higher proportion of dwellings with 2 bedrooms or less. Specifically, 44.6% of households had 2 bedrooms or less and 16.1% had 4 or more bedrooms, compared with 27.5% and 24.2% for the City of Belmont respectively (refer to **Figure 7**). This indicates a trend towards reduced bedroom numbers, which is also reflected in the following changes between 2011-2021 (refer to **Figure 8**):

- 2 bedrooms (661 dwellings)
- 0 or 1 bedrooms (+463 dwellings)
- 4 bedrooms (+248 dwellings)
- 3 bedrooms (+90 dwellings)

This trend is largely attributed to the emergence of apartment style developments within The Springs area.

While a gap remains apparent between the prevalence of single bedroom dwellings, comprising 15.4% of the housing stock, and the proportion of lone person households, which constitutes 38%, it is important to acknowledge that this difference is notably narrower compared to disparities in other suburbs within the City of Belmont.

Nonetheless, it is important to promote further diversity in the range of dwelling types, with a particular focus on the construction of additional single-bedroom dwellings within Rivervale. This is especially pertinent given the continued dominance of lone person households as the prevailing household demographic.

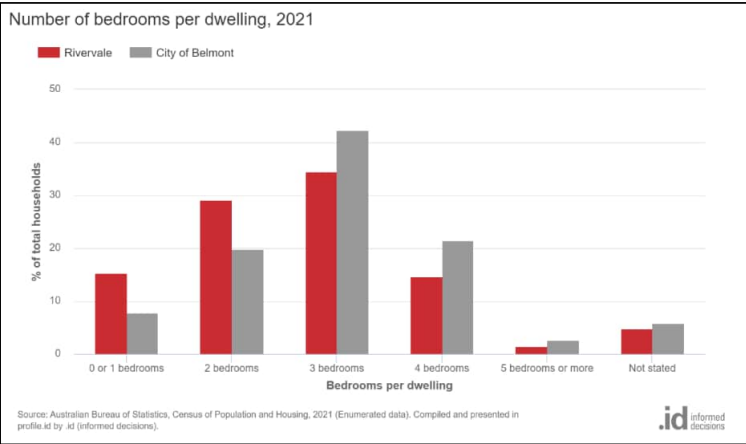


Figure 7 – Number of bedrooms per dwelling – Ascot and City of Belmont (.id 2024)

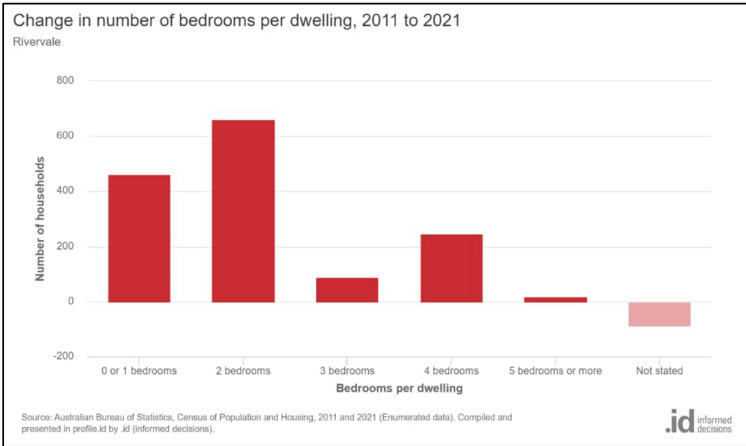


Figure 8 – Change in number of bedrooms 2011-2021 (.id 2024)

PART 2

Town Centre

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Snapshot – Population and Dwellings (Residential R20/50/100 Area)

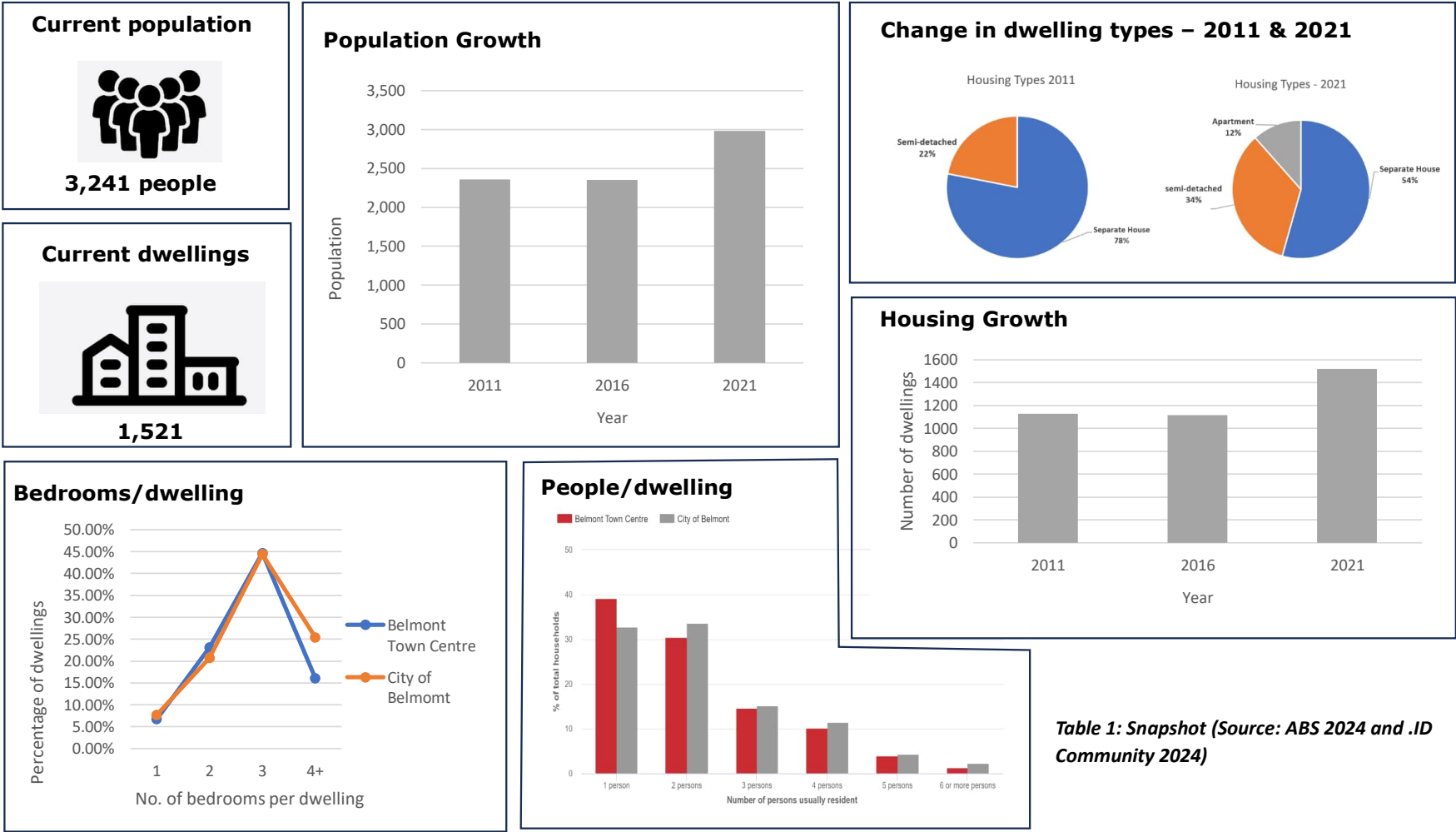


Table 1: Snapshot (Source: ABS 2024 and .ID Community 2024)

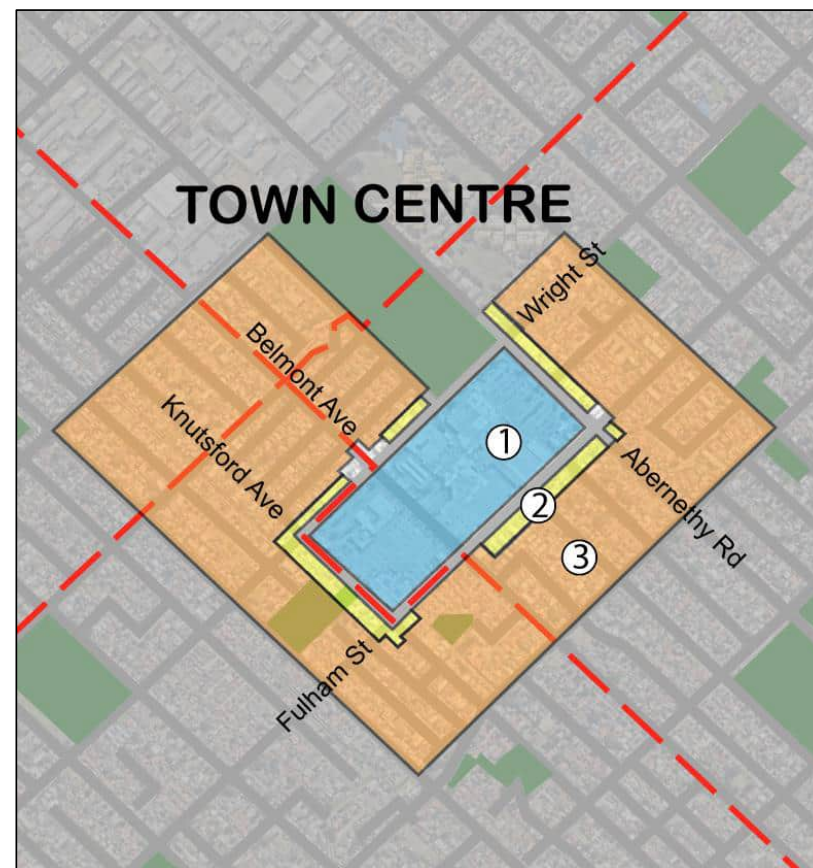
Town Centre Overview

Location and Focus Areas

The Belmont Town Centre is located within the suburb of Cloverdale, and is bound by Abernethy Road, Fulham Street, Knutsford Avenue and Wright Street. The Centre has been operating as a major commercial hub for approximately 50 years and is a focal point of the City of Belmont.

There are three key focus areas that will be analysed in this section of the Local Housing Strategy. These include:

1. Belmont Town Centre
2. Belmont Town Centre Frame Area
3. Land coded R20/50/100 and subject to Local Planning Policy No. 1 – Town Centre Density Bonus Requirements



Key Features

Connectivity

- The Town Centre's boundaries are defined by Abernethy Road, Fulham Street, Knutsford Avenue, and Wright Street.
- Belmont Avenue intersects the Town Centre diagonally, enhancing overall connectivity and accessibility.
- These road connections link the Town Centre to suburbs and key routes like Great Eastern Highway, Orrong Road, and Leach Highway.
- Bus routes 935, 998, 999, 37, 39, 284, and 293 serve the Town Centre and surrounding residential land and provide connections to Perth Airport, Perth CBD, rail corridors, and surrounding suburbs.
- Pedestrian and cyclist infrastructure mainly consists of footpaths, with Wright Street offering a pedestrian and cyclist-friendly environment featuring dedicated crossings and slower traffic. The City's Activity Centre Planning Strategy includes actions to investigate improvements to pedestrian and cyclist priority.

Services and Amenities

- Belmont Town Centre is dominated by Belmont Forum which functions as a major shopping centre containing a range of land uses including supermarkets, department stores, specialty shops, restaurant/cafes and personal service businesses.
- Outside Belmont Forum, a range of land uses exist including entertainment uses, restaurant/cafes, offices, and small specialty shops.
- Belmont Town Centre is supported by surrounding activity generators and employment areas including the Belmont Oasis, Faulkner Civic Precinct, Cloverdale Primary School and Belmont City College. Faulkner Civic Precinct contains several community and civic land uses, as well as providing public open space. In particular, activity is generated by visitors to the Civic Centre, Belmont Hub and Belmont Oasis.

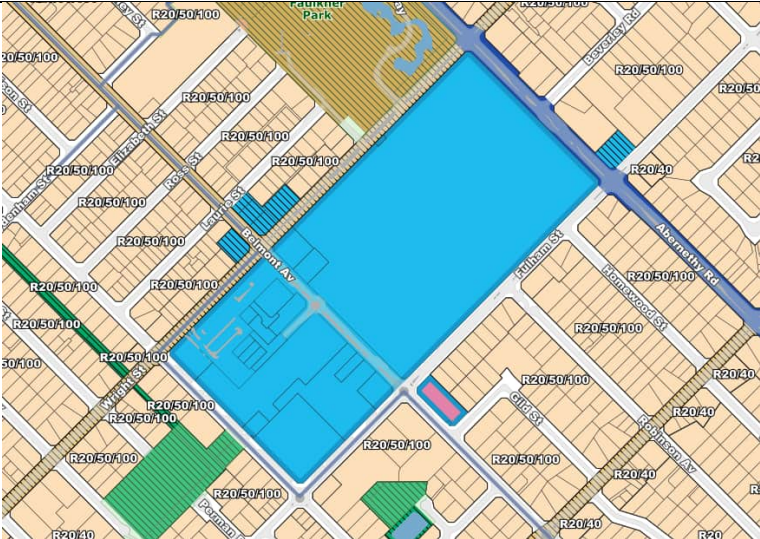
Public Open Space

- Currently, Belmont Town Centre lacks public open space. However, Wicca Reserve is situated to the south west and Faulkner Civic Precinct to the north west.
- The City's Activity Centre Planning Strategy (ACPS) proposes to explore creating an urban open space within Belmont Town Centre. It identifies potential locations for this space and includes an action to investigate its development through the preparation of a precinct structure plan.

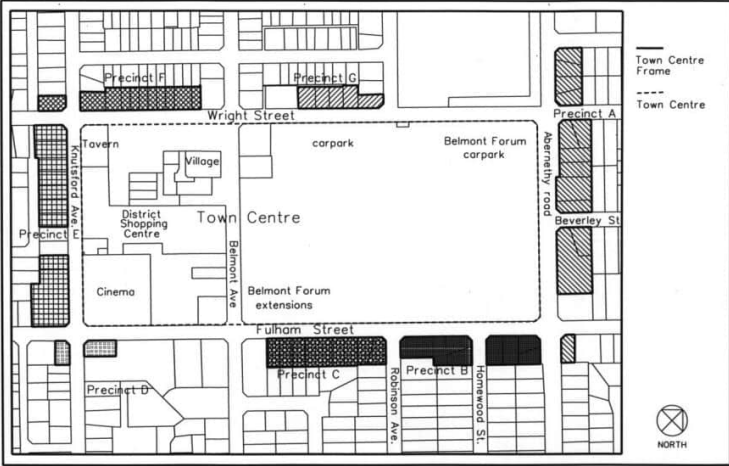
Development Patterns

- Belmont Forum was constructed in 1972 and was officially opened to the public in 1973.
- Development of other commercial uses in the Town Centre occurred at a similar time
- During the 1990s, Belmont Forum underwent expansion and renovation. Further expansion and refurbishments occurred between 2016 and 2018.
- There has been a level of commercial development undertaken surrounding the Belmont Town Centre within the Frame Area. A further description of this area is included in the Focus Area Tables.
- Residential development in the area zoned 'Residential' R20/50/100 surrounding Belmont Town Centre has seen limited uptake, primarily featuring low-scale single or grouped dwelling housing.

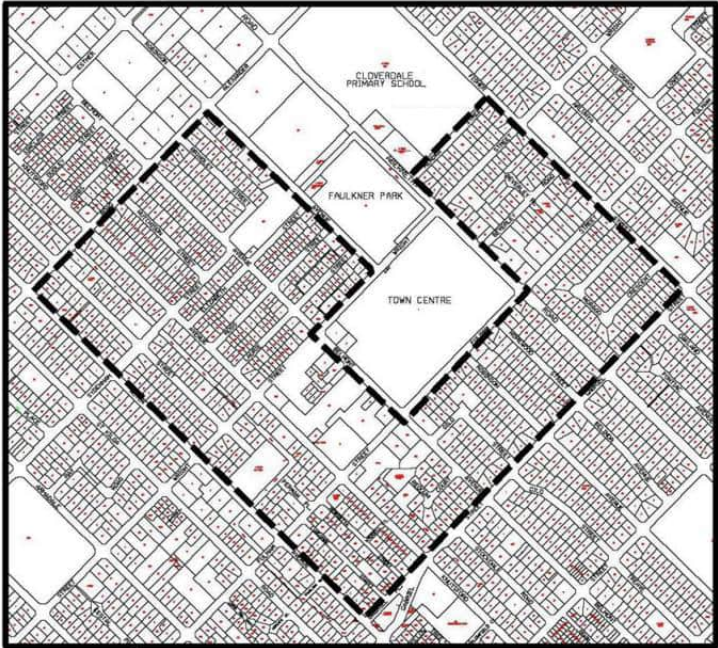
Focus Areas

<div><div>1: Belmont Town Centre</div><div><div><div><div>LOCAL SCHEME ZONES</div><div><div><div>Civic and Cultural</div><div>Commercial</div><div>Industrial</div><div>Mixed Business</div><div>Mixed Use</div><div>Place of Public Assembly</div><div>Place of Public Assembly - Club</div><div>Place of Public Assembly - Place of Public Worship</div></div><div><div>Place of Public Assembly - Pre-School Centre</div><div>Place of Public Assembly - Private School</div><div>Place of Public Assembly - Racecourse</div><div>Residential (R20 Density Unless Otherwise Shown)</div><div>Residential and Stables</div><div>Service Station</div><div>Special Development Precinct</div><div>Town Centre</div></div><div><div>LOCAL SCHEME RESERVES</div><div><div>Local road</div><div>Major Distribution Road</div><div>Parks and Recreation</div><div>Parks and Recreation - Water Supply Sewerage and Drainage</div><div>Public Purposes - Ambulance Depot</div><div>Public Purposes - Civil Defence</div></div></div></div></div></div></div></div>	<div>Strategies:</div> <div><div>1. Facilitate the delivery of a contemporary planning framework which meets the needs of the community.</div><div>3. Apply appropriate zonings and density codings to land in close proximity to transport corridors and activity centres.</div><div>5. Encourage development of underutilised ‘Urban’ zoned land.</div><div>11. Facilitate higher density development near high frequency public transport stops and stations with an aim to reduce private vehicle reliance.</div></div> <div>Key Considerations and Opportunities</div> <div><div><div>The Centre is identified as a secondary centre within the activity centre hierarchy established by State Planning Policy 4.2 – Activity Centres (SPP 4.2). SPP 4.2 requires the preparation of a Precinct Structure Plan for Secondary Centres.</div><div>The Centre is currently zoned ‘Commercial’ under Local Planning Scheme No. 15 (LPS 15).</div><div>While the ‘Commercial’ zoning is currently consistent with the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>, it is noted that the Department of Planning, Lands and Heritage (DPLH) are planning to introduce ‘Centre’, ‘Neighbourhood Centre’, and ‘Local Centre’ zones.</div><div>The Town Centre contains only commercial land uses. The area northeast of Belmont Avenue is dominated by the Belmont Forum, while the southeast area primarily consists of at-grade parking. Consolidating this parking into a multistorey car park would create additional redevelopment opportunities within the Town Centre.</div></div></div>
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	<ul style="list-style-type: none"> • Land within the Town Centre does not currently have an allocated residential density coding. There is also no residential development that has occurred within it. • During community consultation undertaken to inform the Strategy and broader scheme review project (detailed in Part One), respondents outlined a desire for a mix of commercial and residential land uses within centres, through the provision of apartment style development being located above retail/commercial tenancies on the ground floor. • In this regard, the City's Activity Centre Planning Strategy (ACPS) recommends that a density code is applied to the centre to facilitate a mix of residential and retail commercial land uses. • The provision of residential dwellings above commercial tenancies will generate activity, increase population, contribute to better passive surveillance, and incentivise further redevelopment within the Centre. • To achieve the above, it may be appropriate to apply a residential density code of R-ACO to the centre. This code provides for development to occur in accordance with a precinct structure plan. • The precinct structure planning process is identified by State Planning Policy 7.2 – Precinct Design (SPP 7.2) as an appropriate method of guiding land use, density and development (including built form), access arrangements, infrastructure, environmental assets and community facilities in accordance with SPP 4.2. 						
Actions:	<table border="1"> <tr> <td data-bbox="571 1050 645 1074">Zoning</td><td data-bbox="645 1050 1908 1102">1. Investigate the appropriateness of rezoning land within the centre to 'Centre' through the preparation of a new local planning scheme.</td></tr> <tr> <td data-bbox="571 1102 757 1126">Residential Density</td><td data-bbox="645 1102 1908 1185">2. Investigate the appropriateness of applying an R-ACO density code to land within the Town Centre through the preparation of a new local planning scheme, consistent with the recommendation of the Activity Centre Planning Strategy.</td></tr> <tr> <td data-bbox="571 1185 674 1209">Built Form</td><td data-bbox="645 1185 1908 1272">3. Consistent with the recommendation of the Activity Centre Planning Strategy, liaise with the landowners of Belmont Town Centre regarding their preparation of a precinct structure plan.</td></tr> </table>	Zoning	1. Investigate the appropriateness of rezoning land within the centre to 'Centre' through the preparation of a new local planning scheme.	Residential Density	2. Investigate the appropriateness of applying an R-ACO density code to land within the Town Centre through the preparation of a new local planning scheme, consistent with the recommendation of the Activity Centre Planning Strategy.	Built Form	3. Consistent with the recommendation of the Activity Centre Planning Strategy, liaise with the landowners of Belmont Town Centre regarding their preparation of a precinct structure plan.
Zoning	1. Investigate the appropriateness of rezoning land within the centre to 'Centre' through the preparation of a new local planning scheme.						
Residential Density	2. Investigate the appropriateness of applying an R-ACO density code to land within the Town Centre through the preparation of a new local planning scheme, consistent with the recommendation of the Activity Centre Planning Strategy.						
Built Form	3. Consistent with the recommendation of the Activity Centre Planning Strategy, liaise with the landowners of Belmont Town Centre regarding their preparation of a precinct structure plan.						

2: Belmont Town Centre Frame Area	Strategies:
	<p>Strategies:</p> <ol style="list-style-type: none"> 1. Facilitate the delivery of a contemporary planning framework which meets the needs of the community. 3. Apply appropriate zonings and density codings to land in close proximity to transport corridors and activity centres. 5. Encourage development of underutilised 'Urban' zoned land. 7. Facilitate medium and high density infill development which is of a high quality and positively contributes to the streetscape. 11. Facilitate higher density development near high frequency public transport stops and stations with an aim to reduce private vehicle reliance.
	<p>Key Considerations and Opportunities</p> <ul style="list-style-type: none"> • A variety of businesses and residential properties are positioned to provide essential support to the function of the centre. This area is known as the 'Town Centre Frame' and is visualised in the image to the left as the hatched land parcels. • The Town Centre Frame area is currently zoned 'Residential' and has an associated density coding of R20/50/100. • Schedule 2 of LPS 15 divides the frame area into seven precincts and provides for the additional uses of 'Art Gallery', 'Consulting Rooms', 'Office', and 'Studio'. Land within Precinct A is also subject to two additional land uses being 'Showroom' and 'Video Outlet'. • Each precinct is subject to unique development controls aimed at encouraging small scale retail land uses to support the Belmont Town Centre operations, achieving an appropriate mix of land uses, and guiding built form to achieve a high architectural standard which respects the amenity of adjacent residential properties. • There has been an uptake of additional uses particularly along Wright Street, Abernethy Road, and Fulham Street. Uses predominantly consist of offices with a small number of consulting rooms and retail land uses.

		<ul style="list-style-type: none"> The ACPS suggests that it may be appropriate to retain the existing zoning of 'Residential' with 'Additional Uses' being applied. The ACPS also includes an action to investigate whether it is appropriate to introduce a residential density code of R160 over the Town Centre frame area through the preparation of a new local planning scheme.
Actions:	Zoning	1. Through the preparation of a new local planning scheme, investigate whether it is appropriate to retain the 'Residential' zoning and additional uses for the Town Centre Frame area.
	Residential Density	2. Investigate whether it is appropriate to introduce a residential density code of R160 over the Town Centre Frame Area through the preparation of a new local planning scheme consistent with the Activity Centre Planning Strategy.
	Built Form	3. Through the preparation of a new local planning scheme, investigate the appropriate land use and built form control mechanisms for the Town Centre Frame area.

3: Local Planning Policy No. 1 Area (R20/50/100 coded Area)	Strategies
	<ol style="list-style-type: none"> 1. Facilitate the delivery of a contemporary planning framework which meets the needs of the community. 3. Apply appropriate zonings and density codings to land in close proximity to transport corridors and activity centres. 5. Encourage development of underutilised 'Urban' zoned land. 7. Facilitate medium and high density infill development which is of a high quality and positively contributes to the streetscape. 11. Facilitate higher density developments near high frequency public transport stops and stations with an aim to reduce private vehicle reliance.
	<p>Key Considerations and Opportunities</p> <ul style="list-style-type: none"> • Residential zoned land surrounding the Belmont Town Centre is designated a flexible residential density coding of R20/50/100. Development within this area is guided by LPS 15 and Local Planning Policy No. 1 – Performance Criteria – Town Centre Density Bonus Requirements (LPP1). • LPP 1 outlines the criteria (in addition to the provisions of the Residential Design Codes and LPS 15) against which all residential development, proposed above a density coding of R50, will be assessed against. • The Policy has six objectives which in summary aim to ensure superior residential development, diverse housing options, vibrant community growth, amalgamation of lots for enhanced development, contemporary architectural consistency and optimised safety outcomes. • A detailed description of the criteria of LPP 1 is included in the City Wide section of this Strategy. • Since the implementation of LPP 1, there has been limited uptake of the maximum residential density coding, with the majority of the area still characterised by low-scale single or grouped dwellings. Within a 400m walkable catchment of the town centre, the urban zone density is approximately 12.75 dwellings per hectare, significantly falling short of the SPP 4.2 target of 40 dwellings per hectare.

	<ul style="list-style-type: none"> • One of the intentions behind the triple code was to encourage increased housing choice and affordability within close proximity to the Town Centre. However, given many developments have not gone above R50, the potential for establishing increased housing diversity has not been realised to the extent originally envisioned. • The current planning framework governing development in the R20/50/100 area was established before Volume 2 of the Residential Design Codes and the new Medium Density Code were introduced. Prior to Volume 2's introduction, several multiple dwelling developments showed poor built form outcomes, such as excessive screening, unattractive streetscape, insufficient setbacks and integration with neighbouring single-story dwellings, limited landscaping, and loss of tree cover. The implementation of Volume 2 and the involvement of the Design Review Panel have significantly improved this situation. • The R20/50/100 density code has the potential to result in high-density dwellings being located adjacent to low-density housing. To address this, it may be appropriate to amend existing density codes to establish a suitable transition area. • The City is aware that DPLH are seeking to rationalise flexible density codes through the preparation of new local planning schemes.
Actions	<p>Residential Density</p> <ol style="list-style-type: none"> 1. Through the preparation of a new local planning scheme, identify an appropriate transition area from the Town Centre and investigate suitable density codes.

Appendix 1 - Population and Housing Characteristics (Residential R20/50/100 Area)

Age Structure

A comparison between the 'Residential R20/50/100' area surrounding the Town Centre and the City of Belmont in 2021 reveals that the 'Residential R20/50/100' area had a lower proportion of people in the younger age groups (under 9) and a higher proportion of people in the older age groups (75+ years) (refer to **Figure 1**).

Overall, 15.3% of the population was aged between 0 and 15, and 16.5% were aged 65 years and over, compared with 15.9% and 14.2% respectively for the City of Belmont. The largest age group was the 25 to 29 accounting for 11.8% of the population compared to the City of Belmont which was those aged 30-34, accounting for 10.3%.

From 2011 to 2021, the population of the 'Residential R20/50/100' area surrounding the Town Centre increased by 633 people (26.9%). This represents an average annual population change of 2.41% per year. The greatest changes in age structure occurred in the following age groups (refer to **Figure 2**):

- 25 to 29 (+142 persons)
- 30 to 34 (+97 persons)
- 20 to 24 (+81 persons)
- 5 to 9 (+58 persons).

These statistics indicate that the 'Residential R20/50/100' area surrounding the Town Centre accommodates people of various ages.

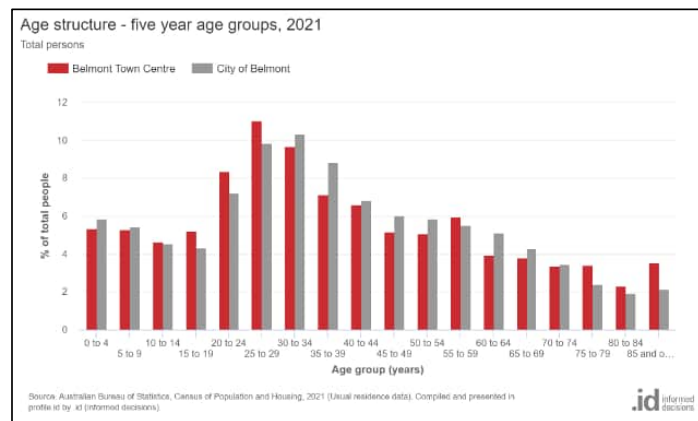


Figure 1 – Age Structure – Five Year Age Groups (2021) (.id 2024)

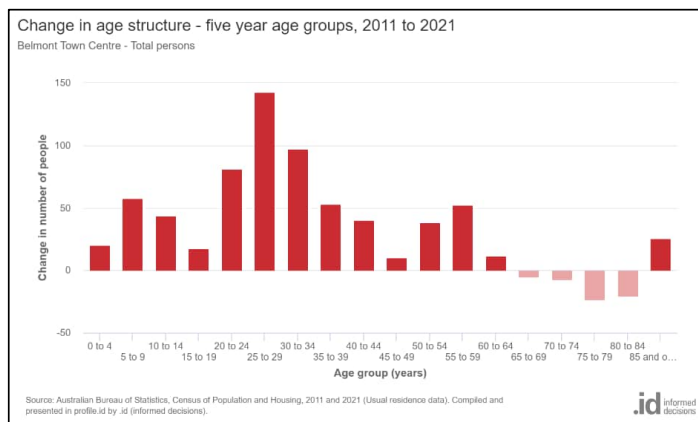


Figure 2 –Change in Age Structure (2021) (.id 2024)

Family Structure

When comparing the household types in the ‘Residential R20/50/100’ area to the City of Belmont in 2021, the analysis reveals the following (refer to **Figure 3**):

- The proportion of couple families with children was 19.9%, lower than the 22.4% in the City of Belmont.
- The proportion of one parent families is 9.0% similar to 9.3% in the City of Belmont.
- The proportion of lone person households was 36.8% higher than the 31.1% in the City of Belmont.
- The proportion of couple families without children was 19.4% lower than 23.9% for the City of Belmont.

Between 2011 and 2021, the greatest increase occurred in the number of lone person households followed by couples with children as visualised by **Figure 4**.

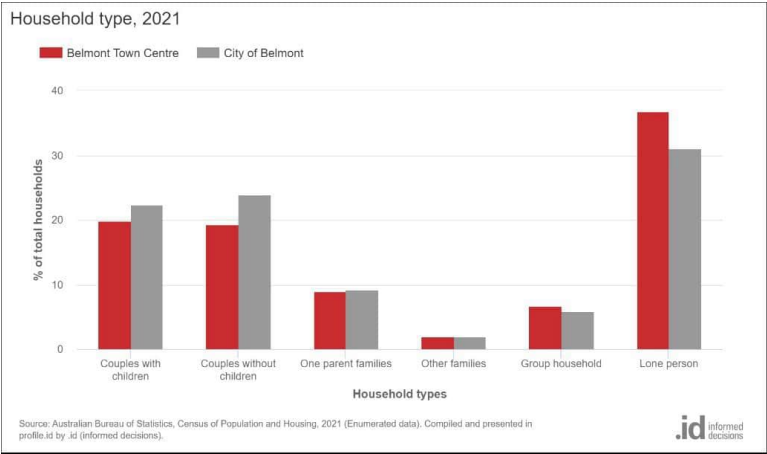


Figure 3 – Household Type (2021) (.id 2024)

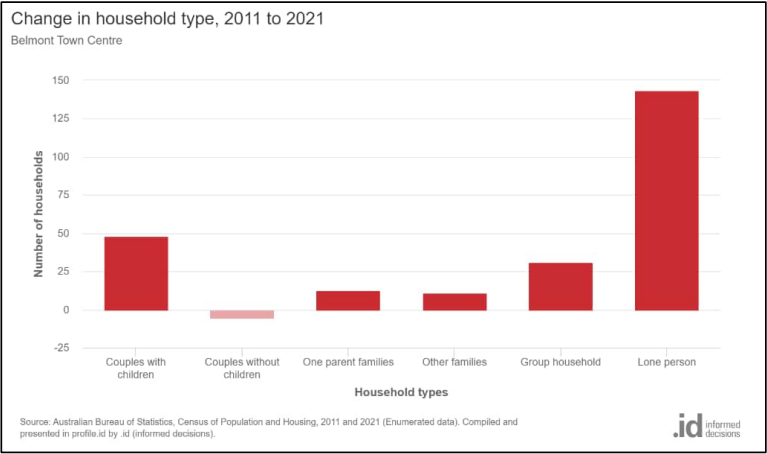


Figure 4 – Change in Household Types 2011 to 2021 (.id 2024)

Dwelling Structure

In the 'Residential R20/50/100' area surrounding the Town Centre, 45.3% of the dwellings were semi-detached, row, terrace, townhouses and villa units, plus flats and apartments compared to 37.4% in the City of Belmont. Specifically, 54% of all dwellings were separate houses, 33.8% were semi-detached, row, terrace, townhouses and villa units, plus 1-2 storey flats and apartments and 11.5% were flats/apartments in 3 storey and larger blocks, compared with 62.3%, 24.6%, and 12.8% in the City of Belmont respectively (refer to **Table 2**). Between 2011 and 2021, the following changes were experienced:

- Semi-detached, row, terrace, townhouses and villa units, plus 1-2 storey flats and apartments (+267)
- Flats and apartments in 3 storey and larger blocks (+176 dwellings)
- Separate house (-57 dwellings)

The decrease in number of separate houses can be attributed to the development of other housing typologies. It is expected that this trend will continue as further development occurs surrounding the town centre.

Belmont Town Centre – Occupied Dwellings (Enumerated)	2021			2011			Change 2011 to 2021
	Dwelling type	Number	% City of Belmont	Dwelling type	Number	% City of Belmont	
	Separate house	821	54.0		878	71.9	-57
	Semi-detached, row, terrace, townhouses and villa units plus flats and apartments in blocks of 1 or 2 storeys, and flats attached to houses	513	33.8		246	22.0	+267
	Flat or apartment in 3 storey and larger blocks	175	11.5		0	5.6	+176
	Other/Not Stated	11	0.7		3	0.1	0
	Total Private Dwellings	1,520	100.0		1,127	100.0	+393

Table 2: Dwelling Structure 2011-2021 (ABS 2024)

Number of Bedrooms

A comparative analysis of bedroom numbers for the ‘Residential R20/50/100’ area surrounding the Town Centre and the City of Belmont in 2021 reveals that the ‘Residential R20/50/100’ area had a higher proportion of dwellings with 2 bedrooms or less, and a lower proportion of dwellings with 4 or more bedrooms. More specifically, 29.8% of households had 2 bedrooms or less and 16.1% had 4 or more bedroom dwellings, compared with 27.5% and 24.2% for the City of Belmont respectively (refer to **Figure 5**).

Between 2011 and 2021, the ‘Residential R20/50/100’ area saw a higher growth rate for dwellings with two bedrooms or less, indicating a shift towards reduced bedroom numbers. The number of additional 0 or 1 bedroom (+78) dwellings exceeded the number of additional 3 or more bedroom dwellings (+58) (refer to **Figure 6**).

Despite this trend, there remains a disparity between the proportion of lone-person households and the availability of single-bedroom dwellings. From 2011 to 2021, the number of lone-person households increased by 136 (refer to **Figure 7**), but only 78 single-bedroom dwellings were constructed. This indicates a discrepancy between the size of dwellings and the number of people residing in them. To address this issue, promoting a diverse range of dwelling types, including single-bedroom units, within the R20/50/100 area is crucial. This will help cater to the specific needs of residents.

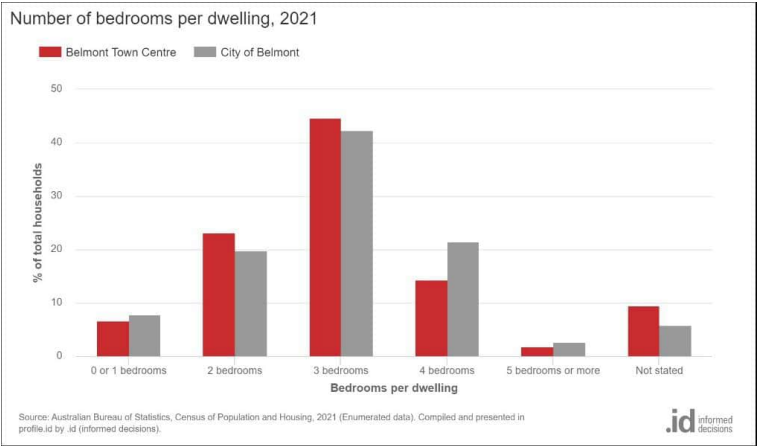


Figure 4 – Number of bedrooms per dwelling – Belmont and City of Belmont (.id 2024)

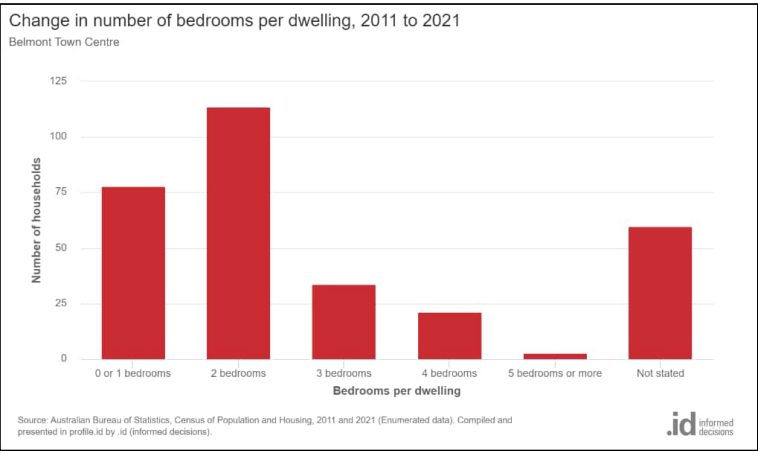


Figure 6 – Change in number of bedrooms per dwelling 2011 to 2021 (.id 2024)

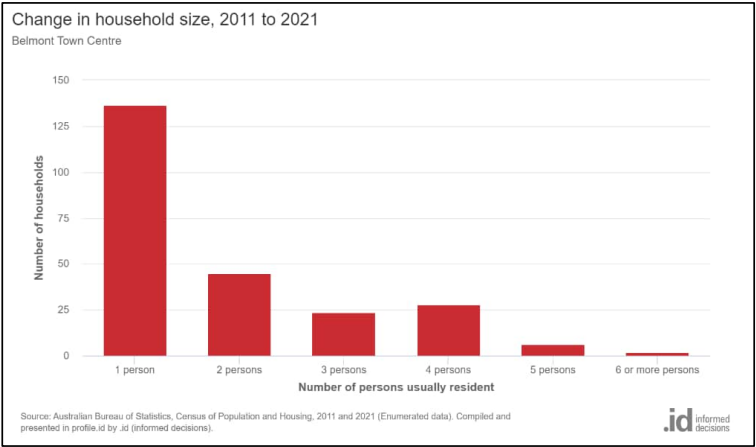


Figure 7 – Change in Household Size 2011 to 2021 (.id 2024)

PART 2
City Wide

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Overview

This section of the Local Housing Strategy will analyse and provide direction on various housing matters across the City of Belmont specifically relating to the following:

- Local Planning Policies
- Flexible density codes and associated criteria
- R20 coded lots which are 450m² or less in area
- R20 coded corner lots and subdivision
- Clause 4.2.3 - Land not Currently Assigned a Density Code
- Short term rental accommodation
- Special purpose dwellings
- Environmentally sustainable design
- Heritage

Through a review of these matters and the formulation of associated actions, it is intended that this section of the Local Housing Strategy will guide the direction of the future planning framework. This guidance aims to facilitate the provision of housing that effectively addresses community requirements while remaining congruent with contemporary planning principles.

Local Planning Policies

Overview

- The City of Belmont has prepared a number of Local Planning Policies to guide residential development under Local Planning Scheme No.15 (LPS 15) as outlined in Table 1.
- Some of these Policies have been reviewed within various sections of this Strategy. A further detailed review will be undertaken through the preparation of a new local planning scheme.
- Several policies modify the deemed-to-comply requirements of the R-Codes. If retained in the City's new planning framework, these variations will require WAPC approval.

Action

- Review the City's Local Planning Policies through the preparation of a new local planning scheme, rescinding or amending existing policies and preparing new ones as required to guide residential development.

No.	Local Planning Policy	Local Planning Policy Summary
1.	Performance Criteria – Town Centre Density Bonus Requirements	Contains criteria for the assessment of development proposed in excess of R50 and up to a maximum density of R100, within the Belmont Town Centre precinct. The criteria aim to achieve high quality development outcomes.
2.	Orrong Road	Contains criteria to guide development abutting Orrong Road and adjacent land. The Policy aims to achieve high quality development outcomes and limit direct vehicular access to Orrong Road.
3.	Abernethy Road (Gabriel to Dempsey Streets) Policy Area	Contains criteria to guide development abutting Abernethy Road and adjacent land. The Policy aims to achieve high quality development outcomes and minimise direct vehicular access to Abernethy Road.
4.	Belgravia/Barker Streets Policy Area	Contains provisions to guide the development of land generally bound by Barker Street, Belgravia Street, Hehir Street and 'Mixed Business' zoned properties in Belmont. The Policy encourages the amalgamation of lots to achieve high quality development outcomes and the minimisation of vehicular access to Belgravia Street.
5.	Belgravia Residential Estate Policy	Contains provisions to guide development and facilitate in achieving high quality built form outcomes within the Belgravia Estate.
6.	Ascot Waters Special Development Precinct Policy	Contains provisions to guide development and facilitate in achieving high quality built form outcomes within the Ascot Waters Estate.
7.	The Springs Policy Area	Contains provisions and guidelines that aim to guide and control development within The Springs Precinct.
8.	Invercloy Estate (Nulsen Haven) Special Development Precinct Policy	Contains provisions that aim to facilitate a high standard of development, which complements the presence and cultural significance of the 'Invercloy' building.
10.	Residential Landuses in the 'Mixed Business' Zone	Identifies appropriate locations and development standards for residential land uses within the 'Mixed Business' zone.
13.	Vehicle Access for Residential Development	Provides controls on vehicular access to residential development with an aim to reduce the number of vehicle crossovers.
14.	Development Area 6 (DA6) Vision	Articulates the City of Belmont and Perth Airport Pty Ltd's vision for Development Area 6.
15.	Belvidere Main Street Precinct Design Guidelines	Contains design guidelines that aim to facilitate high quality development outcomes within the Belvidere Main Street Precinct.

No.	Local Planning Policy	Local Planning Policy Summary
19.	Short Term Accommodation	Provides guidance and standards for establishing and operating short-term accommodation in the City of Belmont, ensuring it does not impact the character and amenity of residential areas while safeguarding their primary purpose of residential areas in providing affordable, long-term housing.

Table 1 - City of Belmont Local Planning Policies

Flexible Density Codes and Criteria

Overview and Context

- LPS 15 contains flexible density codes in proximity to high frequency routes, the Belmont Town Centre, and local shopping centres.
- Within the flexible coded areas, a base coding of R20 applies. A higher code may be supported at Council's discretion, subject to the associated criteria being met.
- The flexible density coded areas and their associated criteria aim to facilitate a high standard of residential development. These standards were introduced into LPS 15 in 2011, prior to the Residential Design Codes being updated to contain provisions which facilitate improved design, sustainability and landscaping outcomes.
- Many of the provisions effectively vary the deemed-to-comply provisions of the R-Codes. As a result, there needs to be extremely strong justification for their retention. Given this, it is likely that DPLH and WAPC will require significant justification to support the continuation of these provisions.
- A detailed analysis of the criteria applicable to flexible density coded lots is included below:

Existing Situation and Assessment

Clause 4.7.3

- Clause 4.7.3 of LPS 15 contains 13 provisions that need to be met in order for development to be considered above the base R20 density code up to R50. An analysis of these provisions follows:

a) *The frontage of the lot is not less than 16 metres.*

- This provision was based on the premise that a 10m-wide lot could accommodate a functional development while meeting other criteria (e.g. 6m side setback). It aimed to encourage the amalgamation of narrow lots, promoting shared access and enabling better-shaped development sites.
- This provision is inconsistent with the R-Codes which only includes minimum frontage requirements for development at the R25 code and lower.
- This provision effectively precludes subdivision in areas where it may be appropriate. On well-located streets, most lots that meet the 16m frontage requirement have already been subdivided, limiting further opportunities for infill development.
- Removing the minimum frontage requirement is considered appropriate as the R-Codes provide sufficient standards to guide built form outcomes, including garage width, access width, landscaping, minimum dwelling sizes and street surveillance.

b) *Any existing building or development which, in the opinion of the local government, is of low quality and incapable of being upgraded to a standard commensurate with new development is demolished.*

- The intent of this clause is to improve the visual amenity of neighbourhoods by encouraging demolition of existing dwellings which are low quality or incapable of being upgraded.
- Clause 5.2.6 C6 of the R-Codes states the following:

“where an existing dwelling is retained as part of a grouped dwelling development, the appearance of the retained dwelling is upgraded externally to an equivalent maintenance standard

of the new (or the rest of) the development.”

- This requirement does not apply to subdivisions and is limited to grouped dwellings, excluding single houses.
 - It may be appropriate to modify and expand this provision through a new Local Planning Scheme to require that where an existing dwelling is retained as part of subdivision or development, its appearance is upgraded to the satisfaction of the City of Belmont. This will be further investigated through the preparation of a new local planning scheme.
- c) Development comprising of two or more dwellings in a front to rear arrangement achieves a minimum side setback of 6 metres between the side wall of the first dwelling fronting the public street and the side boundary of the parent lot.*
- The 6m side setback is intended to allow space for a paved driveway with landscaping on both sides and to facilitate surveillance between rear dwellings and the street. However, in practice, this provision may not necessarily achieve that outcome, as it can result in excessive driveway width dominating the setback, with minimal landscaping.
 - This requirement has also hindered the retention of existing dwellings that could otherwise comply with the R-Codes.
 - As the R-Codes set minimum driveway widths and include street surveillance provisions – ensuring dwellings address the street with clearly defined entry points and at least one major habitable room opening facing the street or accessway, it may not be appropriate to include this provision within a new local planning scheme.
- d) Rear dwellings are designed so that significant sections of the front elevations have an outlook to, and are visible from the street.*

- The intention behind this clause was to improve the appearance of grouped dwellings constructed in a front to rear arrangement by avoiding situations where the view from the street is into blank fencing, carports or garage doors. It was also intended to increase passive surveillance.
 - As mentioned in point c), the R-Codes already requires at least one major opening from a habitable room of the dwelling to face the street and approach to the dwelling. Therefore it is not considered necessary for this provision to be retained.
- e) A minimum of 50% of the total number of dwellings in the development are two storey where the density exceeds R30.*
- This requirement was included within LPS 15 with the intention of:
 - creating greater open space on the ground with increased amenity between units;
 - ensuring living areas are commensurate with family needs;
 - achieving better informal surveillance on the street;
 - producing greater variation in streetscape through changes in height and design; and
 - Generally producing a higher standard of development.
 - It is likely that this provision has contributed to Belmont having a higher proportion of two or more storey dwellings than Greater Perth. In 2021, 59% of all dwellings in Belmont were one storey, and 41% were two or more storeys, compared to 72% and 28%, respectively, for Greater Perth.
 - Given recent updates to the R-Codes, including requirements for primary garden areas, tree planting, landscaping, and minimum living area sizes, it is not considered necessary for this provision to be retained. Furthermore, the updated R-Codes now provide greater variety in dwelling types, supporting housing diversity.

- f) Solid external or internal fencing is not permitted where, in the opinion of the local government, views from the dwellings to the public street will be limited.*
- The intent of this clause is to improve the streetscape and passive surveillance between the dwelling and the street.
 - The R-Codes provides adequate guidance for front fences to ensure that passive surveillance between the dwellings and the street occurs.
 - While the R-Codes doesn't include specific requirements for internal fencing, there is a requirement for dwellings to maintain surveillance to the street.
 - Therefore, it is not considered necessary for this provision to be retained.
- g) Dwellings located on the front portion of a lot, or where there is more than one street frontage, are orientated and designed to address all public street(s).*
- The purpose of this clause is to enhance the quality of streetscapes and optimise opportunities for passive surveillance in areas with more than one street.
 - Currently the R-Codes do not mandate that a building addresses both street frontages in cases where there are two streets. At times this has resulted in suboptimal outcomes where fencing dominates streetscapes.
 - Consequently, it may be appropriate to seek for a similar clause to be included in a new local planning scheme. The clause could require that buildings on corner sites address both adjacent streets and that any fencing is designed to be visually permeable,

except where the site abuts a major distributor road or a local distributor road.

- h) Dwellings located adjacent to public open space, right of ways, pedestrian access ways and those other public spaces are orientated and designed to provide views and surveillance of those public areas; and*
- The intent behind this clause is to maximise passive surveillance over public open space, right of ways, pedestrian access ways and other public spaces.
 - The R-Codes do not include specific requirements addressing this.
 - Therefore, it may be appropriate to retain this clause within a new local planning scheme in order to maximise the safety benefits of passive surveillance.
- i) Solar design principles are incorporated in the design and orientation of each dwelling.*
- This clause aims to improve the liveability of dwellings and reduce reliance on conventional heating and cooling methods by gaining maximum benefit from the climate.
 - Recent revisions to Volume 1 of the R-Codes has increased emphasis on solar access and ventilation especially for single houses R50 and above, grouped dwellings in areas coded R30 and above, and multiple dwellings in areas coded R30 to R60. These forms of development would be captured by this clause as they would exceed the base code.
 - Volume 2 of the R-Codes also requires consideration to solar access and natural ventilation.
 - Therefore, it is not considered necessary for this provision to be retained.

- j) *Carports and garages visible from the street are incorporated into the dwelling design so that they are not the dominant feature of the appearance of the dwelling and the streetscape.*
- This clause aims to ensure that dwellings face the street and are not dominated by carports and garages. This enhances the street's visual appeal and maximises opportunities for passive surveillance.
 - While this clause is based on best practice planning, adequate guidance is provided by the R-Codes, which limits a garage to occupy 50% of the frontage at the setback line, increasing to 60% in certain circumstances.
 - Additionally, the R-Codes require the street elevation of the dwelling to address the street with clearly definable entry points.
 - Therefore, it is not considered necessary for this provision to be retained.
- k) *Development on corner lots or lots with more than one street frontage, have vehicle access provided from the street with lesser traffic.*
- The intent of this clause is to ensure safe vehicle access by directing it from the less busy street.
 - The R-Codes adequately address vehicular access by requiring it from the lowest available street in the hierarchy.
 - Therefore, it is not considered necessary for this provision to be retained.
- l) *The number of crossovers for any development is minimised, having regard to the relevant local planning policy.*
- Through the preparation of LPS 15, a number of benefits of reducing the number of crossovers were identified. These include:
 - Contributes to attractive streetscapes;

- Enhances vehicle safety;
 - Minimises the potential impacts on the root systems of street trees;
 - Allows for additional space for informal vehicle parking and bin collection; and
 - Minimises impacts on verge infrastructure.
- It is considered that the overall results of this clause and the application of LPP 13 have been positive.
 - To ensure that development has regard to LPP 13 and other policies that control vehicle access, it may be appropriate to retain this clause through the preparation of a new scheme. This may require approval from the WAPC as LPP 13 varies deemed to comply requirements of the R-Codes.
- m) *Dwellings that are orientated in a side by side configuration comply with the vehicle access requirements contained within the relevant local planning policy.*
- This clause seeks to minimise the number of vehicle crossovers particularly for lots with a frontage less than 24 metres.
 - The content and intent of this clause is already addressed within clause l) and so it is somewhat superfluous.
- Clause 4.7.4**
- Clause 4.7.4 states the following:
"The local government may vary the requirement that single storey dwellings are permitted only up to an R30 density where not less than one-third of the dwellings are to be used by aged or dependent persons."
 This clause was introduced into LPS 15 following public consultation, where the community identified a need to actively promote housing for aged and dependent persons.

- As Clause 4.7.3(e) is unlikely to be included in the new Local Planning Scheme, this clause is also expected to be removed.
- Further discussion on aged and dependent persons dwellings and single bedroom dwellings is included in subsequent sections of this Strategy.

Clause 4.7.5

- Clause 4.7.5 states the following:
“no density bonus for Aged or Dependent Persons Dwellings or Single Bedroom Dwellings, which is in addition to the increased density from the minimum site area being reduced by up to one-third, shall be granted on any land within any of the flexible coded areas depicted on the Scheme Map with the exception of the Town Centre Precinct. Any such additional bonus within the Town Centre Precinct shall be subject to compliance with the performance-based criteria contained in the relevant local planning policy.”
- This clause was included in LPS 15 to prevent developers from leveraging the upper code to obtain an additional one-third site area reduction for Aged or Dependent Persons Dwellings or Single Bedroom Dwellings, except within the Town Centre Precinct, where access to amenities and public transport supports higher-density living.
- Such a situation has the potential to result in the maximum density code being exceeded.
- This approach was not considered appropriate for an area with a base density code of R20.
- As DPLH is encouraging the rationalisation of flexible density codes, and the City will investigate the application of single density codes, this clause is unlikely to be included within a new local planning scheme.

Clause 4.7.6

- Clause 4.7.6 states the following:
“In dealing with development applications involving or contemplating development of land within any of the flexible coded areas other than those with a maximum density of R50 depicted on the Scheme Map, the base R20 code shall apply to any dwelling but may, at the discretion of the local government, be increased to a higher code up to a maximum specified provided:
 - a) *Compliance with the requirements of clause 4.7.3 above.*
 - b) *In the opinion of the local government there is a high degree of compliance with the performance based criteria contained in the relevant local planning policy.”*
- DPLH has provided advice that alignment with standard single density codes is the State’s preferred approach, and that flexible density codes will not be permitted. Therefore, the City will investigate the application of single density codes. Consequently, it is expected that this clause will not be included within a new local planning scheme.
- A review of the provisions of LPP 1 is included in the following sections of this strategy.

Clause 4.7.7

- Clause 4.7.7 states the following:
“In dealing with subdivision of land within any of the flexible coded areas depicted on the Scheme Map, the local government may support subdivision provided:

- a) (i) a maximum density of R30 is not exceeded; and
(ii) the application for subdivision approval demonstrates that development on the subdivided lots is capable of compliance with the requirements of Clause 4.7.3 where applicable;

or

- b) Development on the land has been constructed to plate height in accordance with a Development Approval granted by the local government, and the subdivision is consistent with the Development Approval.”

- This clause ensures that subdivision is only permitted where the resulting lots can accommodate compliant development. If the density does not exceed R30, compliance with Clause 4.7.3 must be demonstrated at the subdivision stage. For higher densities, subdivision is only permitted once development has been constructed to plate height in accordance with an approved development application.
- This approach ensures the design outcomes required by Clause 4.7.3 are addressed before subdivision or can be met during development post-subdivision.
- Subdividing land into vacant parcels may lead to separate development applications rather than a coordinated proposal that considers site-wide elements such as boundary walls and bin storage.
- Retaining the requirement for dwellings to be constructed to plate height may be appropriate where the density exceeds R30. While this requirement has been applied historically and we may be able to advocate for its retention, it will be difficult to justify at a local

level when it is not mandated within the state framework.
investigated through the preparation of a new local planning scheme

Local Planning Policy No. 1 – Town Centre Density Bonus Requirements

- Local Planning Policy No. 1 – Town Centre Density Bonus Requirements (LPP 1) applies to developments in excess of R50 up to a maximum of R100 within the City’s R20/50/100 area.
- LPP 1 is applied through Clause 4.7.6 of LPS 15 which requires developments exceeding R50 to comply with the flexible density code provisions contained within Clause 4.7.3 and the criteria contained in LPP 1.
- LPP 1 has six objectives which in summary aim to achieve high quality development outcomes, streetscapes and living environments.
- LPP 1 requires points one through to seven of the policy statement to be complied with. These points and an evaluation of them has been included below:

It is necessary to preface the analysis below by noting that Volume 2 of the R-Codes was introduced in 2019, significantly improving the approach to apartment-type developments by placing a stronger emphasis on design quality, diversity, and liveability. Additionally, the 2024 R-Code amendments introduced changes for medium-density development, further aligning state planning controls with contemporary design and sustainability principles.

Point 1

- Aged/Dependent Person’s or Single Bedroom Dwellings are to be provided as follows:

- *“A minimum of two dwellings being either Aged/Dependent Person’s dwellings or Single Bedroom dwellings (i.e. a minimum of two dwellings of this form of housing for example – one Aged Person’s dwellings and one Single Bedroom dwelling, or two Aged Person’s Dwellings, or two Single Bedroom dwellings) in a development where the total number of units proposed is a maximum of 10 dwellings.*
- *A minimum of four dwellings being either Aged/Dependent Person’s dwellings or Single Bedroom dwellings (i.e. a minimum of four dwellings of this form of housing, for example – two Single Bedroom dwelling, or four Aged Person’s Dwellings or four Single Bedroom dwellings) in a development where the total number of units proposed is 11 to a maximum of 20 dwellings.*
- *A minimum of six dwellings being either Aged/Dependent Person’s dwellings or Single Bedroom dwellings (i.e. a minimum of size dwellings of this form of housing, for example – three Aged Person’s dwelling and three Single Bedroom dwelling, or six Aged Person’s Dwellings, or six Bedroom dwellings) in a development where the total number of units proposed is 21 to a maximum of 30 dwellings.”*
- The above provisions do not require aged or dependent persons or single bedroom dwellings to be provided for developments that exceed 30 dwellings.
- Volume 2 of the R-Codes incorporates requirements on dwelling diversity and universal design. For example, it requires 20% of all dwellings across a range of dwelling sizes to meet silver level requirements or 5% to meet platinum level. Additionally, in the absence of a local planning instrument with specific targets, developments with more than 10 dwellings are to include at least 20% of the apartments with differing bedroom numbers.
- Therefore, it is not considered necessary for this clause to be carried forward into the City’s new planning framework.

Point 2

- Point 2 requires the higher standard and quality of development in accordance with the requirements of Clause 4.7.3 of LPS 15.
- This point is no longer required, as Clause 4.7.3 is unlikely to be included in the new local planning scheme.
- It is noted that all multiple dwelling developments are also reviewed by the City’s Design Review Panel and against State Planning Policy 7.0.

Point 3

- Point 3 requires the development to not overshadow adjacent properties by more than 50% as at midday 21 June.
- It is noted that the R-Codes adequately deals with overshadowing and solar access for adjoining properties by prescribing maximum overshadowing percentages as follows:
 - R25 and lower – 25% of the adjoining site.
 - R30-40 – 35% of the adjoining site area.
 - R50-60 – 50% of the adjoining site area.
 - R80 or higher – Nil
- Therefore, it is not considered necessary for this clause to be carried forward into the City’s new planning framework, as it varies from the standard Deemed-to-Comply provisions of the R-Codes with limited justification for a local variation.

Point 4

- Point 4 requires the development to be orientated to provide maximum direct winter sunlight and ventilation to the development, whilst maintaining privacy in accordance with the

R-Codes.

- It is considered that the R-Codes adequately deals with visual privacy by ensuring the orientation and design of buildings, windows and balconies minimises overlooking.
- The R-Codes also includes provisions for solar access by ensuring adequately solar access for neighbouring properties and optimising the orientation of dwellings to maximise solar and daylight access. It also includes provisions for natural ventilation and energy efficiency.
- Therefore, it is not considered necessary for this clause to be carried forward into the City's new planning framework.

Point 5

- Point 5 states the following:
"the development provides exceptional urban design standards and built form that will enhance the desired streetscape. The design will incorporate high quality building materials, architectural detailing and complementary colour schemes. Other amenity features should include pedestrian paths, lighting with communal driveways and common areas, provision of resident facilities with communal open space (e.g. BBQ, gazebo, seating, pool etc)."
- It is noted that Volume 2 of the R-Codes includes requirements for communal open spaces that enhance resident amenity and offer opportunities for landscaping.
- In addition, the City has established a Design Review Panel that offers independent expert insights into significant development proposals and major projects. The panel's purpose is to attain high quality design outcomes for the City by providing constructive feedback and guiding the formulation, assessment, and decisions related to development proposals.

- Therefore, it is not considered necessary for this clause to be carried forward into the City's new planning framework.

Point 6

- Point 6 requires the provision of features within the development that provide a direct benefit to the residents, streetscape and/or wider community.
- Features include rooftop gardens, public or street art, public seating and courtyards, or other features to be considered at the discretion of Council.
- This requirement has predominantly been fulfilled through the integration of architectural elements aimed at elevating the streetscape.
- It is acknowledged that certain public art installations have fallen below the standard and value typically mandated by Local Planning Policy No. 11 (LPP 11). Consequently, it is considered appropriate to only endorse public art when it aligns with the threshold and requirements outlined in LPP 11.
- Regarding features such as rooftop gardens, public seating and courtyards, Volume 2 of the R-Codes is deemed sufficient in requiring communal open spaces that enhance resident amenity and offer opportunities for landscaping, tree protection, and the establishment of deep soil areas.
- Therefore, it is not considered necessary for this clause to be carried forward into the City's new planning framework.

Point 7

- Point 7 requires a demonstrable commitment to a high standard of energy efficiency and sustainable design.
- It is considered that the R-Codes now adequately guides developments to achieve sustainable development outcomes

through provisions that guide solar and daylight access, natural ventilation, landscape design, adaptive reuse, energy efficiency and water management and conservation.

- As also discussed in following sections of this Strategy, the City will prepare a sustainable development guide to provide guidance to developers and investigate measures to incentivise sustainability outcomes.
- Therefore, it is not considered necessary for this clause to be carried forward into the City's new planning framework.

Actions

- Through the preparation of a new Local Planning Scheme, investigate whether Clause 4.7.3(a), (b), (g), (h), (i), and Clause 4.7.7 of LPS 15 should be retained and whether any modifications are required.
- Through the preparation of a new local planning scheme, consider the appropriateness of rescinding Local Planning Policy No. 1.

R20 Coded Lots of 450m² or Less

Overview and Context

- Clause 4.3.2 (1) of LPS 15 provides for Residential R20 lots which are 450m² or less in area to have a minimum front setback of 2 metres, an average of 4 metres, and a minimum 45% open space.
- This clause was included within LPS 15 to improve built form outcomes for smaller lots by providing a larger area available for a backyard.
- The R20 provisions still apply for the most part (e.g. outdoor living areas and boundary walls) to ensure that development is consistent with the surrounding context.

Existing Situation and Assessment

- Clause 4.3.2 (1) has generally led to positive outcomes. In particular, it has resulted in larger backyards than would have been achieved at standard R20 requirements. Therefore, it may be appropriate to retain this clause through the preparation of a new local planning scheme.
- There have been cases where application of this clause in dual coded areas has resulted in inconsistent outcomes depending on the sequence of subdivision and development applications. For example, development on a vacant R30 lot created through subdivision would typically be assessed against the R20 code except for the front setback and open space. However, if a development application for grouped dwellings is lodged and subdivision occurs post construction, both applications would be assessed against the R30 code.

- It is likely that these inconsistencies will be resolved if flexible density coded sites are removed through the preparation of a new local planning scheme.

Action

- Through the preparation of a new local planning scheme, investigate whether it is appropriate to retain Clause 4.3.2(1).

R20 Coded Corner Lot Subdivisions

Overview and Context

- LPS 15 allows R20-coded corner lots with two road frontages to be developed at R30 (Clause 4.3.2(2)).
- This is however contingent upon the demolition of existing structures that are of low quality or poorly sited and the new lots being of a regular shape.
- Clause 4.3.2 (3) does not permit the R30 density bonus being used if lots are amalgamated to attempt to achieve a larger site area.

Existing Situation and Assessment

- The application of Clause 4.3.2 (2) results in positive outcomes by encouraging dwellings that address both streets, leading to improved surveillance outcomes.
- LPS 15 does not permit multiple dwellings on corner lot sites utilising the R30 density bonus.
- This restriction was introduced through Scheme Amendment No. 4 in response to a number of successful State Administrative Tribunal (SAT) appeals that allowed multiple dwellings on corner lots at the R30 density bonus.
- At the time, development standards for multiple dwellings were required to adhere to the provisions included in Part 5 of the R-Codes (design elements for multiple dwellings in areas coded less than R30) and the provisions of Table 1.
- Table 1 of the R-Codes did not specify any site requirements for multiple dwellings at the R30 code. Accordingly, development applications for multiple dwellings at the R30 density were assessed against Part 6 of the R-Codes (design elements for

multiple dwellings in areas coded R30 or greater) which prescribed a plot ratio of 0.5 rather than a minimum dwelling site area. This had the impact of permitting a greater number of dwellings per lot.

- Since gazettal of Scheme Amendment No. 4, the R-Codes have been amended to include minimum site criteria for multiple dwellings in areas coded less than R40. Importantly, an average lot size per dwelling of 300m² has been introduced for the R30 code.

Actions

- Through the preparation of a new local planning scheme, investigate whether it is appropriate to retain the ability for R20 corner lots to achieve an R30 density bonus.
- Through the preparation of a new local planning scheme, consider if it is still necessary to restrict multiple dwellings on corner lots utilising the R30 density bonus.

Clause 4.2.3 - Land Not Currently Assigned a Density Code

Overview and Context

- Some land within the City is not assigned a density code under LPS 15 but can still accommodate residential development.
- This includes 'Mixed Use' zoned properties within the scheme area.
- Clause 4.2.3 applies to such properties as follows:

"The Residential Design Codes density applicable to land within the Scheme area is to be determined by reference to the Residential Design Codes density number superimposed on the particular areas contained within the borders shown on the Scheme Map or where such an area abuts another area having a Residential Design Code density, as being contained within the area defined by the centre line of those borders."

- The effect of the above is that the density of land not currently assigned a density code is to be determined based on the code of adjoining properties.

Existing Situation and Assessment

- Clause 4.2.3 has rarely been applied, as Clause 4.5 – Variations to Site and Development Standards and Requirements provides for variations.
- In many cases, applying the density code of adjoining sites is not appropriate. For example, 'Mixed Use' properties fronting Great Eastern Highway, in line with strategic planning documents such as Perth and Peel @ 3.5 Million, should support higher-density development than the adjoining 'Residential' zoned properties.

- Given this, Clause 4.2.3 may not be suitable for inclusion in a new Local Planning Scheme.
- Instead, applying density codes to currently uncoded land that can accommodate residential development may be more appropriate.

Actions

- Through the preparation of a new local planning scheme, investigate and apply appropriate density codes for land that can accommodate residential development that does not currently have an allocated density code.

Short Term Rental Accommodation

Overview and Context

- Short Term Rental Accommodation (STRA) refers to holiday homes, units, or apartments which can be booked for a limited amount of time per year through booking platforms such as AirBnB.
- In recent years, the City of Belmont has witnessed a significant increase in STRA uses, primarily attributed to the success of online booking platforms and the areas proximity to Perth Airport, Perth CBD, Optus Stadium and the Swan River.
- As detailed in Part One of this Strategy, the Australian Housing and Urban Research Institute has identified that short-term rental accommodation (STRA) land uses contribute to decreased rental vacancy rates across Australia.
- When not properly managed, STRA uses can negatively impact the amenity of local neighbourhoods, affecting residents' quality of life.
- Effective management of STRA land uses is crucial to maintain sufficient availability of long term housing that is also affordability.
- The State Government recently released regulatory measures including a position statement, associated guidelines and a registration scheme.
- The Position Statement provides guidance about the appropriate locations and management of STRA uses and stipulates that local governments should consider impacts on long term housing supply and outlines the following key considerations for locating

STRA uses outside of 'Tourism' zones:

- Proximity to tourist amenity and attractions; and
- Accessibility to public transport; and
- Locations to minimise adverse interface issues and amenity impacts.
- The Position Statement also indicates that appropriate planning mechanisms can be introduced into the local planning framework to achieve desired tourism and STRA outcomes. Local planning policies are one such mechanism to inform land use and development control.

Existing Situation and Assessment

- Recognising the importance of effective management of STRA uses, research was undertaken to inform the preparation of a STRA Local Planning Policy.
- The following general observations were made about STRA uses within the City of Belmont:
 - There is currently no shortage of accommodation options for visitors in the City of Belmont.
 - STRA uses have eroded the City's long-term housing stock
 - STRA uses have contributed to a lack of affordability.
 - STRA uses are undermining the intended residential density outcomes of the City's flexible density coded areas which seek to increase the number of long term residents.
 - STRA uses have resulted in land use conflicts.
 - STRA uses are largely operating in areas with a lack of tourist amenities or suitable public transport opportunities.

- A STRA Local Planning Policy was prepared and adopted by Council at the 25 July 2024 Ordinary Council Meeting. The Policy states that STRA uses will generally only be supported within 400m of a high frequency public transport stop on Great Eastern Highway and an existing tourist accommodation use.
- The Policy also sets out instances in which STRA uses will not be supported as follows:
 - Applications within multiple dwelling complexes proposing ad hoc STRA uses.
 - Within grouped dwellings on a lot size of less than 350m².
 - On flexible residential density coded sites which have been developed above the base density code.
 - In the 'Residential and Stables' zone.
 - Within 400m of a school.
- The above criteria aims to minimise the amenity impact of STRA uses and preserve the City's residential areas for long term housing opportunities.

Actions

- Continue to implement Local Planning Policy No. 19 – Short Term Rental Accommodation.

Special Purpose Dwellings

Overview and Context

- The Residential Design Codes allows for the development of special purpose dwellings, such as ancillary dwellings, aged or dependent persons dwellings, single bedroom dwellings, accessible dwellings, small dwellings and residential buildings.
- Special purpose dwellings offer potential solutions for affordable, smaller, and accessible housing, catering to diverse household needs.

Existing Situation and Assessment

Ancillary Dwellings

- An ancillary dwelling is a small, self-contained dwelling on the same site as a single house, grouped dwelling or multiple dwelling.
- Ancillary dwellings can contribute to housing supply, offering an affordable option for renters or those downsizing within their community.
- Recent planning reforms and the introduction of the updated Residential Design Codes has removed the minimum lot size requirement for an ancillary dwelling to be built. They are also now capable of approval on grouped and multiple dwelling sites.
- The deemed to comply provisions of the Residential Design Codes limits the size of ancillary dwellings to 70m².
- The City of Belmont considers ancillary dwellings up to 100m² subject to lodgement of a development application. However, this is not an adopted Council Position and is only contained within an

information sheet not a planning instrument such as the Local Planning Scheme or a Local Planning Policy.

- This position should be carefully considered in light of the changes to the R-Codes through the preparation of a new local planning scheme to ensure proposals aren't classified as 'ancillary dwelling' when it is more appropriate for them to be classified 'grouped dwelling'.

Aged/Dependent Persons Dwellings and Accessible Dwellings

- Belmont is anticipated to see a 41.4% increase in its retirement age population between 2021 and 2031. As this continues, the demand for aged persons dwellings will increase.
- The City's current definition of 'Nursing Home' is inconsistent with the Model Provisions of the Regulations. Therefore, the City should align land use definitions with the Model Provisions and the DPLH's Position Statement – Residential Accommodation for Ageing persons through the preparation of a new local planning scheme.
- The City currently utilises provisions from Local Planning Scheme No. 15, Local Planning Policy No. 1 and the R-Codes in assessing proposals for aged/dependent persons dwellings and accessible dwellings.
- Existing scheme provisions within LPS 15 (Clause 4.7.4 and 4.7.5) allow variations to double storey requirements where aged or dependent persons dwellings are developed. It also restricts density bonuses for aged or dependent persons dwellings except surrounding the Belmont Town Centre. A discussion of these

provisions is included in previous sections.

- LPP 1 requires aged/dependent persons or single bedroom dwellings to be provided at different rates. As discussed in previous sections, these requirements are no longer required because Volume 2 of the R-Codes incorporates suitable requirements on dwelling diversity and universal design. For example, it requires 20% of all dwellings across a range of dwelling sizes to meet silver level requirements or 5% to meet platinum level.
- The R-Codes also offers incentives for aged, dependent and accessible dwellings through various site area concessions.
- To facilitate this form of development, the City should investigate applying higher densities within 200m of activity centres and high frequency public transport stops.

Single Bedroom Dwellings

- Belmont has a higher proportion of lone-person households compared to Greater Perth, creating demand for single-bedroom dwellings.
- LPS 15 (Clause 4.7.4 and 4.7.5) allows variations to double-storey requirements for single-bedroom dwellings and limits density bonuses to areas surrounding the Belmont Town Centre. These provisions are discussed in previous sections.
- Part B of Volume 1 of the R-Codes does not mandate a minimum number of single-bedroom dwellings but allows a one-third reduction in minimum and average lot sizes for sites coded R25 and below.
- Under Part C of the R-Codes, single-bedroom dwellings can be treated as small dwellings in areas coded R50 and above (discussed in the next section) or as standard dwellings without site area concessions.

- LPP 1 includes requirements for aged or dependent persons' dwellings or single-bedroom dwellings. However, these are no longer necessary as Volume 2 of the R-Codes includes dwelling mix requirements. Where there is no local housing strategy, developments with more than 10 dwellings must include at least 20% of apartments with differing bedroom numbers. This aligns with the objective of providing a range of dwelling types, sizes, and configurations to cater for diverse household needs and changing demographics.
- To facilitate this form of development, the City should apply higher densities within 200m of activity centres and high frequency public transport stops.

Small Dwellings

- Small dwellings provide an alternative approach to meeting different housing needs, including providing for more affordable options.
- They differ to single bedroom dwellings because there is no limitation on the number of bedrooms.
- For sites created for small dwellings, the explanatory guidelines of the R-Codes suggests appropriate measures (such as a Section 70A notification) be applied to limit development to a small dwelling.
- The R-Codes limits small dwellings to 70m² for single houses and grouped dwellings and 60m² for multiple dwellings.
- To encourage their development, the R-Codes provides for site area concessions. In areas coded R30 to R40, a small dwelling constructed in accordance with Part B of Volume 1 of the R-Codes can have a reduced minimum and average site area of up to 35% provided that:

- For single houses and grouped dwellings, no site is less than 100m²; and
- For development or subdivision of 4 or more dwellings or sites, the site area reduction is limited to a maximum of 50% of the total number of dwellings or sites.
- In area coded R50 and above, a small dwelling constructed in accordance with Part C can have a reduced minimum and average site area of up to 35%.
- Having reviewed the R-Code provisions relating to small dwellings, it may be appropriate to augment the R-Code provisions to apply the site area concessions more broadly. Currently, the concessions only relate to single houses R30 and above (noting that Part B of the R-Codes doesn't apply to grouped dwellings or multiple dwellings above R25) and grouped and multiple dwellings above R50.

Shared Living – Residential Building and Community Home

- Within the City of Belmont, there is increasing trend in shared living arrangements, reflected in the recent increase in proposals for 'Residential Buildings' with six or more bedrooms, often incorporating design elements such as ensuites and kitchenettes in each room.
- There are also concerns that the R-Codes are currently silent on provisions for these types of developments, particularly regarding the density of occupants. Without clear guidance, these developments can effectively subvert intended density controls, resulting in higher-density living arrangements with inadequate living quarters, poor-quality communal spaces, and reduced amenity outcomes.
- These proposals pose challenges, such as parking requirements and unique designs that differ from typical single houses.
- There has also been a rise in proposals for 'Community Homes,' which provide accommodation for individuals who are physically or intellectually handicapped or socially disadvantaged.

a. 'Community Homes' is not a defined use under the Model Provisions.

provide clear guidance for assessing proposals.

- To address this, the City may need to consider a local planning policy to guide decision-making.

Actions

- Through the preparation of a new local planning scheme, apply appropriate densities and zonings that facilitate aged and dependent persons dwellings and single bedroom dwellings particularly within proximity to activity centres and high frequency public transport opportunities.
- Identify and explore opportunities to align land uses in the current local planning scheme with the Model Provisions through the preparation of a new Local Planning Scheme.
- Through the preparation of a new local planning scheme, investigate whether it is appropriate to prepare a local planning policy to guide the development of special purpose dwellings.
- Through the preparation of a new local planning scheme, investigate whether it is appropriate to augment provisions of the R-Codes to encourage development of special purpose dwellings.

Environmentally Sustainable Design

Overview and Context

- As mentioned in Part One of this Strategy, it is important that while planning for the City’s future housing stock, consideration is given to environmentally sustainable design.
- Integrating sustainability into urban developments not only mitigates environmental impacts but also alleviates the burden of high living costs by reducing energy usage and water consumption.

Existing Situation and Assessment

- Currently, the City’s Local Planning Scheme mandates the incorporation of solar design principles in the design and orientation of dwellings proposed above the base density code.
- Several Local Planning Policies further support sustainability, addressing key areas such as energy efficiency, renewable materials, solar access, water management, vegetation, and green roof design.
- As part of the development of a new Local Planning Scheme, it may be appropriate to explore opportunities to enhance sustainable design outcomes. This could include investigating the potential for development incentives when certain sustainability criteria are met or when significant trees are retained.
- Consistent with the City’s Environment Strategy, it may also be appropriate to consider the introduction of a policy or guidance that encourages the incorporation of sustainability measures in both residential and commercial development.
- It is also appropriate to continue supporting higher-density development within and around activity centres, particularly in

areas near high-frequency public transport routes, such as those surrounding Redcliffe Station. This approach would help promote sustainable urban growth and reduce reliance on private cars.

Actions

- Investigate introducing a sustainable development guide to encourage environmentally conscious development outcomes.
- Through the preparation of a new local planning scheme, investigate ways of incentivising sustainable design outcomes.

Heritage

Overview and Context

- Heritage is an important cultural asset which can relate to landmarks, private homes, government or institutional buildings, infrastructure, parks and landscapes or land use patterns.
- Heritage places help share history and contributes to the character and identity of an area.
- The *Planning and Development (Local Planning Schemes) Regulations 2015* requires the City to establish and maintain a Heritage List.

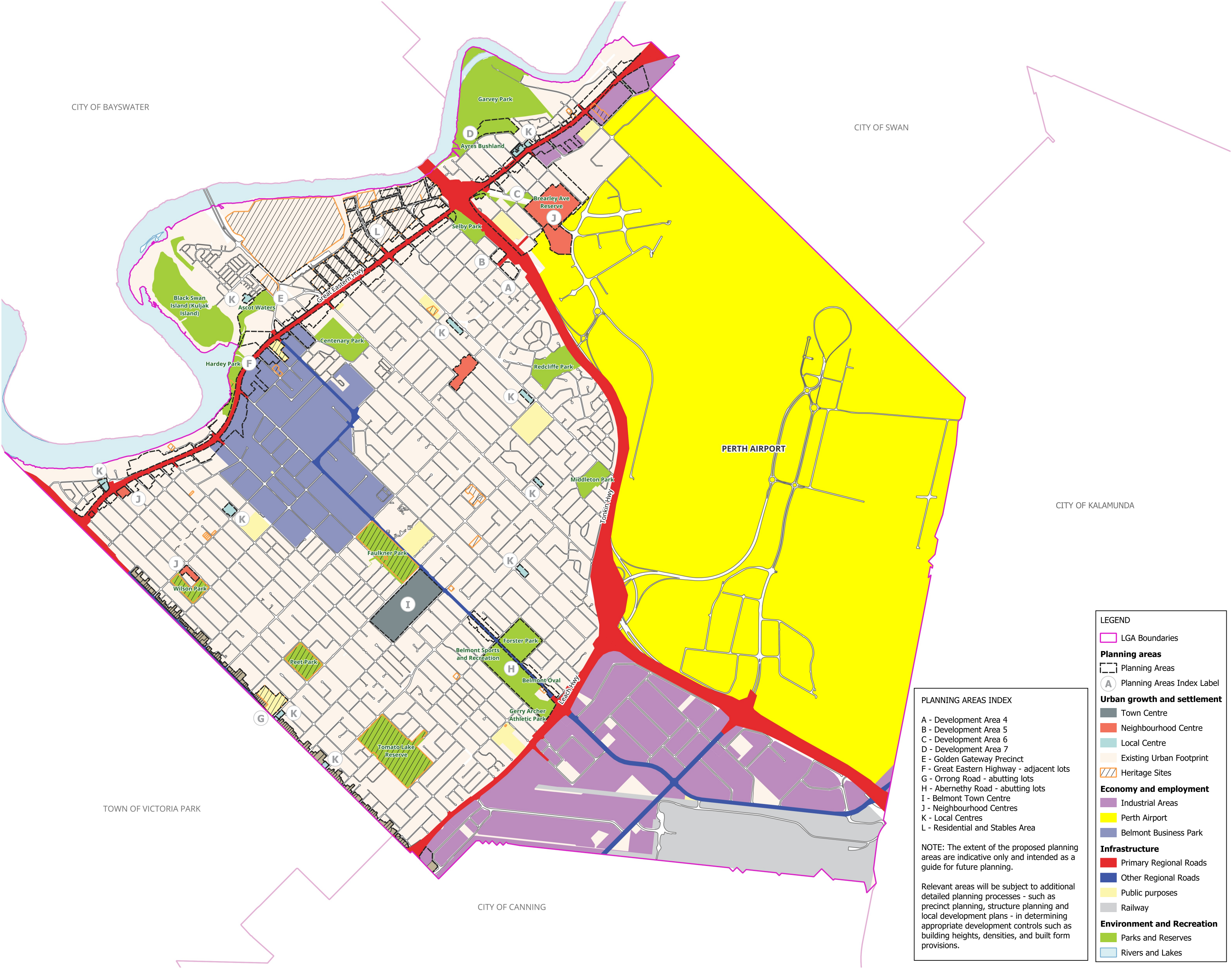
Existing Situation and Assessment

- At the June 2023 Ordinary Council Meeting, Council adopted the City's new Local Heritage Survey and Heritage List.
- The City of Belmont contains a wide range of historical places with:
 - 91 places on the Local Heritage Survey;
 - 30 places on the Local Heritage List;
 - 10 Registered Aboriginal Heritage Sites; and
 - 6 places listed on the State Register of Heritage Places.
- The Heritage Survey is a comprehensive record of places that hold cultural heritage value to the City of Belmont. It doesn't impose any limitation on development.
- The Heritage List contains places which have the highest cultural heritage significance and have been assigned a management Category 1 or 2. Inclusion on the Heritage List means that prior to any development occurring on these properties, a development application is required to be submitted to the City for assessment. In assessing the application, the City must have regard to the heritage values of the property.

- In some cases, changes in zoning and density codes can inadvertently encourage the demolition of buildings with heritage significance. Therefore, future zoning and density codes for properties with heritage value should consider the Heritage Survey and Heritage List. For example, the future zoning and density code for the 'Residential and Stables' area should take into account:
 - The precinct has value as a rare surviving example of a suburban area that has retained a significant number of actively-used stables integrated into the urban subdivisions.
 - Evidence in the built environment of a long association with the horse racing industry and the Ascot Racecourse.
 - It has social value to the community for the ongoing provision of horse racing at the Ascot Racecourse.
 - It has social value for its association with the individuals and families who are significant in the history of the local area and/or the racing profession.
- In addition to the City's Heritage List, the City has prepared Local Planning Policy No. 8 – Invercloy Estate Special Development Precinct (LPP 8) to facilitate high quality built form outcomes which are sympathetic to the heritage listed property at 4 Wedderburn Place.
- As detailed in the Ascot section of this Strategy, the City will undertake a review of LPP 8 in light of the R-Codes to determine whether policy provisions are still required. At this stage it is anticipated that the policy will be reviewed and continue operation.

Actions

- In preparing a new local planning scheme, review existing density codes and zones with consideration for the heritage significance of places.



Attachment 12.1.4 Planning Area Table

Planning Area	Rationale
A - Land bound by Ryans Court, Morrison Street, Stanton Road and Tonkin Highway	<p>This 1.4-hectare precinct is largely vacant with only three houses fronting Morrison Street. There are also several irregular shaped lots.</p> <p>Some lots lack direct access to public roads, relying on neighbouring lots for access. Alternative access arrangements are necessary for lots fronting Stanton Road, as it is classified as a 'Primary Regional Road.'</p> <p>The precinct's proximity to Redcliffe Station, less than 800 meters away, makes it well-suited for residential development. However, fragmented land ownership and access considerations require coordinated planning. This could be facilitated through a structure plan or local development plan.</p>
B - Land bound by Greenshields Way, Morrison Street, Stanton Road and Tonkin Highway.	<p>This precinct spans approximately 1-hectare. Alternative access arrangements should be implemented for lots fronting Stanton Road, as it is classified as a 'Primary Regional Road.'</p> <p>The precinct's proximity to Redcliffe Station, less than 800 meters away, makes it well-suited for residential development. However, fragmented land ownership and access considerations require coordinated planning. This could be facilitated through a structure plan or local development plan.</p>
C - Land bound by Great Eastern Highway, Tonkin Highway, Coolgardie Avenue and the Perth Airport Estate.	<p>Redcliffe Station is located within the centre of the precinct, making it a suitable area for increased residential development. Future residents within the precinct will be serviced by a neighbourhood centre which is partly located within the Perth Airport Estate and will also immediately surround Redcliffe Station.</p> <p>By supporting higher density residential development surrounding the station, the precinct can establish itself as a key transport-orientated hub.</p>
D - Lot 602 Coolgardie Avenue, Ascot	<p>Lot 602 Coolgardie Avenue, Ascot is approximately 3.89 hectares in area. The land holds significant development potential, but key environmental and infrastructure challenges must first be addressed. A geotechnical report highlights the need for substantial remediation due to variable</p>

Attachment 12.1.4 Planning Area Table

	<p>soil conditions. This instability is attributed to the historical alignment of the Swan River and further worsened by illegal dumping of materials.</p> <p>Additionally, the precinct lies within the flood fringe, is designated as bushfire-prone, and contains a conservation category wetland that requires careful management and protection. The lot also accommodates sewer and drainage infrastructure that need to be considered as part of any future development.</p> <p>It is considered necessary for a local structure plan or local development plan to be prepared to address the above considerations.</p>
E - Golden Gateway: Land generally bound by Great Eastern Highway, the Swan River, the Ascot Waters precinct, and Ascot Racecourse.	<p>The Golden Gateway Planning Precinct has been identified as a suitable location for mixed-use development, featuring higher-density residential options. The precinct benefits from its strategic location near high-frequency public transport and its proximity to the Swan River foreshore.</p> <p>The Golden Gateway precinct contains several Perth Racing landholdings. The draft Structure Plan identifies that this land is subject to a separate planning process, which Perth Racing are currently undertaking.</p> <p>The area faces challenges relating to land fragmentation and access. Fragmented landholdings could impede cohesive development. Careful consideration of access is also required due to Great Eastern Highway and regional through-traffic using key roads, including Stoneham Street and Resolution Drive.</p> <p>The draft structure plan will address these key planning considerations.</p>
F - Land adjacent to Great Eastern Highway and transition areas	<p>Great Eastern Highway is a key primary regional road which dissects the City. Perth and Peel@3.5 Million identifies the road as an urban corridor which should be a focus for higher-density residential development. The Corridor benefits from its strategic location, including its proximity to high-frequency public transport and the Swan River.</p>

Attachment 12.1.4 Planning Area Table

	<p>Traditionally, land adjacent to the road was developed for single houses, warehouses and light industrial uses. This has transformed over time with the highway now accommodating a range of shops, hotels, eateries, multiple dwellings, offices and showrooms.</p> <p>This area faces challenges such as land fragmentation, road network limitations, and access considerations. Fragmented land holdings may hinder cohesive development and limit development of desired land uses. Careful consideration of access and road networks is also required, given Great Eastern Highway's designation as a primary regional road used for both traffic and freight.</p> <p>The Great Eastern Highway Urban Corridor Strategy addresses these key planning considerations and will inform the creation of a local planning policy to guide future development along this Corridor. The Strategy guides development with appropriate transitions to land behind the Corridor. Suitable density codes for land behind the Corridor will be further investigated as part of the preparation of the new local planning scheme.</p>
G – Land adjacent to Orrong Road	<p>Alternative access arrangements should be implemented for lots fronting Orrong Road, as it is classified as an 'Other Regional Road' and sections are located within Planning Control Area 183.</p> <p>Orrong Road contains high frequency bus routes and is therefore well-suited for residential development. However, fragmented land ownership and access considerations require coordinated planning. This could continue to be facilitated through the local planning scheme and/or a local planning policy.</p>
H – Land adjacent to Abernethy Road	<p>Alternative access arrangements should be implemented for lots fronting Abernethy Road, as it is classified as a 'Other Regional Road.'</p> <p>Abernethy Road contains high frequency bus routes and is therefore well-suited for residential development. However, fragmented land ownership and access considerations require coordinated planning. This could continue to be facilitated through the local planning scheme and/or a local planning policy.</p>
I – Belmont Secondary Centre	<p>Belmont Town Centre is identified by SPP 4.2 as a Secondary Centre. It performs an important role in the overall economy of the Perth Metropolitan Area while providing essential services to</p>

Attachment 12.1.4 Planning Area Table

	<p>Belmont and surrounding areas. The Centre has steadily grown over time and in a Retail Needs Assessment prepared for the City, it has been identified that the Centre will be required to more than double in size by 2036.</p> <p>The Centre is currently zoned 'Town Centre' in the City's Local Planning Scheme No. 15. Given the 'Town Centre' zone is not a model zone in the Planning and Development (Local Planning Schemes) Regulations 2015, it may be appropriate to apply a 'Centre' zone through the preparation of a new local planning scheme. The 'Centre' zone would provide a basis for further detailed planning, in the form of a structure plan to be prepared to guide future development and ensure it occurs in a coordinated manner. This approach is consistent with SPP 4.2 which mandates the preparation of precinct structure plans for secondary centres. This is further reinforced by SPP 7.2 which identifies the precinct structure planning process as an appropriate method of guiding land use, density and development (including built form), access arrangements, infrastructure, environmental assets and community facilities. The City will only consider new or expanded land uses within the Town Centre where they are consistent with State Planning Policy 4.2 or a Precinct Structure Plan is in place to guide uses through appropriate built form controls.</p> <p>Land within the Centre does not currently have an allocated residential density coding. There is also currently no residential development within the Centre. A residential density coding should be applied to land within the Centre to facilitate a mix of residential and retail commercial land uses, whilst promoting economic sustainability. In this regard, it may be appropriate to apply an R-ACO density code so that residential development is guided in accordance with a precinct structure plan.</p> <p>Land surrounding Belmont Town Centre is designated a flexible density code of R20/50/100. Development is capable of a maximum R100 coding, provided that the requirements of LPS 15 and LPP 1 are met. Through the preparation of a new local planning scheme, appropriate density codes surrounding the centre should be investigated to encourage residential development within the walkable catchment of the centre.</p>
J - Neighbourhood Centres	<p>There are currently three neighbourhood centres within the City of Belmont including; Belvidere Street, Eastgate, and Kooyong Road. There is also a future neighbourhood centre planned surrounding Redcliffe Station.</p>

Attachment 12.1.4 Planning Area Table

	<p>The future zoning, density, and land use permissibility of the Redcliffe Neighbourhood Centre will need to consider the Improvement Scheme being prepared by the Department of Planning, Lands and Heritage (DPLH). In the meantime, the City should continue engaging with the State Government to support the development and delivery of the Improvement Scheme.</p> <p>Regarding the existing neighbourhood centres, the future zoning should be reviewed having regard to the Planning and Development (Local Planning Schemes) Regulations 2015. In this respect, it is understood that the Western Australian Planning Commission is proposing to introduce 'a Local and Neighbourhood Centre' zone. Therefore, it may be appropriate to apply a 'Neighbourhood Centre' zoning to land within neighbourhood centres through the preparation of a new local planning scheme. Land use permissibility should be carefully considered in a new local planning scheme to ensure these centres accommodate uses consistent with their intended function.</p> <p>The Scheme does not currently assign residential density codes to land within neighbourhood centres. To promote a balanced mix of residential, retail, and commercial uses while encouraging economic sustainability, an appropriate residential density code should be explored in a new local planning scheme. However, controls may be needed to ensure residential development supports the centres' primary function of providing services to the community. This could include limiting residential development on ground floors and requiring a commercial component in redevelopment proposals. Appropriate density codes for surrounding areas should also be reviewed to support additional housing within the centres' walkable catchments.</p>
K - Local Centres	<p>The City of Belmont includes ten existing local centres and one future local centre.</p> <p>Local Centres are intended to provide convenience retail for daily needs and serve as social meeting points.</p> <p>Future zoning for the City's local centres should align with the Planning and Development (Local Planning Schemes) Regulations 2015. As the Western Australian Planning Commission is proposing to introduce 'Local and Neighbourhood Centre' zones, it may be appropriate to apply a 'Local Centre' zone to land within local centres.</p>

Attachment 12.1.4 Planning Area Table

	<p>Land use permissibility should also be reviewed to ensure the centres accommodate uses that align with their intended function.</p> <p>Currently, Local Planning Scheme No. 15 does not assign residential density codes to local centres. To encourage a balanced mix of residential, retail, and commercial uses while promoting economic sustainability, suitable residential density codes should be considered in a new local planning scheme.</p> <p>Controls may also be required to ensure residential development complements the centres primary role of providing for the daily needs of residents. This could involve restricting residential development on ground floors and requiring a commercial component in redevelopment proposals.</p> <p>Where appropriate, density codes for areas surrounding local centres should be reviewed to support more housing within the centres walkable catchments.</p>
<p>L – Residential and Stables Area – Land generally bound by Hardey Road, Matheson Road, Ascot Racecourse, the Swan River foreshore, Tonkin Highway and Mixed Use zoned lots fronting Great Eastern Highway.</p>	<p>A portion of Ascot is zoned 'Residential and Stables.' This area currently supports compatible and environmentally responsible land uses near the Ascot Racecourse and the Swan River, accommodating residential uses, stables, and ancillary functions related to the horse racing industry.</p> <p>While there is currently no formal density coding applied under the existing Scheme, the Scheme mandates a minimum lot size of 1,000m² per dwelling, with open space and setbacks adhering to the R10 density code. Given this context, the City should explore the appropriateness of applying an R10 density code to the area in the preparation of a new local planning scheme.</p> <p>The Scheme currently requires applications for Development Approval for either a stable or a residence to provide for both a residence and a minimum of two stables on the lot. According to the City's Consolidated Local Law 2020, this results in a total area of 70m² being allocated for future stabling. Currently, 48.1% of lots containing a dwelling also have licensed stables, a figure that decreases to 28.6% for dwellings constructed after 2001. Of all licensed stables, 46.4% are in use, representing 22.3% of all lots. The City should continue to monitor the number of active</p>

	<p>stables and, in preparing a new local planning scheme, assess whether the requirement for lots to accommodate both a residence and stables should be retained.</p> <p>The future zoning of this area should also be reviewed through the preparation of a new local planning scheme. It should be noted that the 'Residential and Stables' zone is not a model zone under the Planning and Development (Local Planning Schemes) Regulations 2015. In preparing a new local planning scheme, the City should engage with the Department of Planning, Lands and Heritage (DPLH) on the preferred approach for this area. Potential options include:</p> <ul style="list-style-type: none"> • Designating a Special Control Area to manage residential and equine-related uses, with a provision requiring development approval for all single houses. • Retaining the non-model 'Residential and Stables' zone and its associated scheme provisions. • Introducing a 'Special Use' zone that facilitates, but does not mandate, the stabling of horses. <p>Additionally, several lots within the 'Residential and Stables' zone are located in the Swan Canning Development Control Area and require consideration of potential impacts. The City should investigate the appropriateness of applying a zoning (e.g. Residential) to lots directly adjoining the Swan River that does not permit equine-related uses. This would help reduce nutrient and organic matter runoff into the river and align with the objectives of the Swan Canning River Protection Strategy.</p> <p>To ensure an appropriate interface with developments directly abutting Great Eastern Highway, the City should also investigate the establishment of a transition area over a portion of lots currently zoned 'Residential and Stables.'</p>
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12.2 Community Sporting and Facilities Fund Grant Application - Miles Park and Centenary Park

Voting Requirement	:	Simple Majority
Subject Index	:	Grant Application
Location/Property Index	:	Miles Park & Centenary Park
Application Index	:	N/A
Disclosure of any Interest	:	Nil
Previous Items	:	N/A
Applicant	:	N/A
Owner	:	City of Belmont
Responsible Division	:	Infrastructure Services

Council role

Advocacy	When Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.
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Purpose of report

To seek endorsement to submit an application to the Department of Local Government, Sport and Cultural Industries' (DLGSC) Community Sport and Recreation Facilities Fund (CSRFF) Small Grant 2025-26 round, and the Club Night Lights Program (CNLP) Small Grants round 2025-26.

Summary and key issues

Both the CSRFF and CNLP are administered by the DLGSC and were established to provide financial assistance to community groups and local governments for the development of infrastructure for sport and recreation. CSRFF Small Grants and CNLP Small Grants are capped at 50% (to a maximum of \$200,000 excluding GST) of the total project cost for projects which do not exceed \$500,000 (excluding GST).

Local governments are required to review, rank, prioritise, and submit grant applications to the DLGSC, upon approval by the Council.

No applications have been received from local sport and recreation clubs for this round of funding; however, the City intends to submit applications to fund changeroom upgrades at both Miles Park and Centenary Park. The City also propose to submit an application to fund the installation of additional sports lighting at Miles Park.

Officer Recommendation

That Council:

1. Approves grant applications be submitted to the Department of Local Government, Sport and Cultural Industries for the 2025-26 small grants funding round, for the Miles Park and Centenary Park Changeroom upgrades and the Miles Park Sports Lighting upgrade.
2. Authorises the Chief Executive Officer to accept funding through the Community Sport and Recreation Facilities Fund and Club Night Lights Program, should the grant applications be successful.
3. Approves funding up to the total project cost of \$60,000 for the Miles Park Changeroom upgrade in the 2025-26 Council budget process should the Community Sport and Recreation Facilities Fund grant application prove unsuccessful.
4. Approves funding up to the total project cost of \$60,000 for the Centenary Park Changeroom upgrade in the 2025-26 Council budget process should the Community Sport and Recreation Facilities Fund grant application prove unsuccessful.
5. Approves funding up to the total project cost of \$80,000 for the upgrade to the Miles Park sports lighting in the 2025-26 Council budget process should the Club Night Lights Program grant application prove unsuccessful.

Location

Miles Park, 289 Belgravia Street, Cloverdale.



Centenary Park, 105 Daly Street, Belmont.



Consultation

Officers have liaised with the following organisations:

Miles Park:

- Belmont City Football Club;
- Sporting Warriors Football Club;
- Redcliffe Junior Football Academy;
- Football West; and

Centenary Park:

- Perth Irish Rugby Club;
- Ascot Eagles Junior Cricket Club;
- Ascot Cricket Club;
- RugbyWA; and
- West Australian Cricket Association.

All parties agree that the venues require upgrades to prioritise and support inclusive, female-friendly participation.

Strategic Community Plan implications

In accordance with the 2024–2034 Strategic Community Plan:

Key Performance Area - People

Outcome: 1 A safe and healthy community

Outcome: 3 People of all ages and abilities feel connected and supported.

Key Performance Area - Place

Outcome: 7 Attractive and welcoming places.

Policy implications

The report is in accordance with Council Policy: CP50 Donations -Financial Assistance.

Statutory environment

There are no specific statutory requirements in respect to this matter.

Background

The DLGSC CSRFF Small Grants 2025-26 and CNLP Small Grants 2025-26 are available for projects where the total project cost does not exceed \$500,000. Grants awarded in these categories must be claimed in the financial year following the date of approval. There are two rounds per year, and they coincide with the summer and winter sporting seasons.

The maximum grant offered for small grant applications is 50% of the project cost, capped at \$200,000.

The DLGSC have also notionally allocated \$1,000,000 in each funding round for projects that improve the usability of facilities for female participants.

The DLGSC requires all grant applications to be assessed and prioritised by local governments prior to submission. Local governments are to base assessments on the need for a planned approach, which considers justified needs, existing facilities and the social and financial impact of investing in new facilities.

Each submission is to be assessed against the following criteria:

RATE	DESCRIPTION
A	Well planned and needed by the municipality
B	Well planned and needed by the applicant
C	Needed by the municipality, more planning required
D	Needed by the applicant, more planning required
E	Idea has merit, more preliminary work needed
F	Not recommended

Grant applications will be considered by the DLGSC Small Grants Committee and recommendations will be announced in May/June 2025.

The City has prepared three (3) grant applications for assessment: Miles Park Changeroom Upgrades, Centenary Park Changeroom Upgrades and Miles Park Sports Lighting upgrade.

All projects submitted by the City fall under Category A, indicating they are well planned and needed by the municipality. The two CSRFF submissions have been prioritised based on the Sporting Facility Needs Analysis completed by the City in 2022.

CSRFF Submissions

- 1) Miles Park Changerooms
- 2) Centenary Park Changerooms

There is no requirement to include the Miles Park Sports Lighting in the list of priorities, as the CNLP submission is separate from the CSRFF grant process.

Report

The City of Belmont plays a pivotal role in ensuring that community spaces are designed to facilitate equitable access and are conducive to inclusive community participation. The City's diverse community (41% born overseas) demonstrates the need to ensure all City-owned community facilities are inclusive, not only for all genders but also considering differing abilities and cultural needs, thereby allowing and promoting use for all.

In 2022, the City undertook the development of a Sporting Facility Needs Analysis, which identified the need to upgrade various changing room facilities across the City to ensure they are inclusive and support the growing demand and expectations for female-friendly facilities.

To demonstrate the City's commitment to upgrading identified changing room facilities to ensure they are inclusive, the City is progressing through several changing room upgrades over the next three years to ensure they continue to meet community needs and expectations.

Miles Park and Centenary Park have been identified as facilities requiring such upgrades. The changing rooms at both venues are outdated and cater primarily to male sporting needs, they do not have the capacity to accommodate future growth in female participation. Upgrades are required to create appropriate facilities that include gender-neutral spaces suitable for all players, including women and girls of all ages in the community.

Miles Park has also been identified as a facility that would benefit from a sports lighting upgrade. The addition of new lights will provide the City with the ability to expand the useful playing surface to areas of the field that are currently not lit and underutilised. This will reduce the dependence on the main playing area and protect it from excessive wear and tear.

Financial implications

The CSRFF applications for the Miles Park and Centenary Park changeroom upgrades have a total estimated project cost of \$60,000 (ex GST) for each project. This cost estimate is based on two quotes, inclusive of approximately \$5,000 for contingency and cost escalation.

A 50% funding contribution towards the project cost is requested from DLGSC in the CSRFF grant application (\$30,000) for each project.

Should the City's CSRFF applications be successful, the City will be required to fund the remaining estimated project costs of \$30,000 for each project, a total of \$60,000.

The CNLP application for the Miles Park Sports Lighting Upgrade has a total estimated project cost of \$80,000 (ex GST). This cost estimate is based on two quotes.

A 50% funding contribution towards the project cost is requested from DLGSC in the CNLP grant application (\$40,000). Should the City's CNLP application be successful, the City will be required to fund the remaining estimated project cost of \$40,000(ex GST).

The funding breakdown is summarised in the table below:

Project	Grant Funding Application	City of Belmont Co-Contribution	Total Project Cost
Miles Park Changeroom	\$30,000	\$30,000	\$60,000
Centenary Park Changeroom	\$30,000	\$30,000	\$60,000
Miles Park Sports Lighting	\$40,000	\$40,000	\$80,000
			\$200,000

Should the application to the DLGSC be unsuccessful or the grant amount is less than the funding requested, it is proposed that the City of Belmont will fund the outstanding costs to complete the projects.

Notwithstanding, the City will also consider the projects for appropriate funding opportunities that may arise through the State or Federal Government.

Environmental implications

There are no environmental implications associated with this report.

Social implications

The proposed upgrades will:

- Ensure that the community has access to the services and facilities it needs.
- Support local sporting groups to increase participation by meeting the needs of the community.
- Provide an inclusive environment for not only all genders, but also considers cultural needs where privacy is required.
- Enhance a sense of community and the image of Belmont.

Attachment details

Attachment No and title
Nil.

12.3 Internal Audit Report 2025

Voting Requirement	:	Simple Majority
Subject Index	:	19/006
Location/Property Index	:	N/A
Application Index	:	N/A
Disclosure of any Interest	:	N/A
Previous Items	:	N/A
Applicant	:	N/A
Owner	:	N/A
Responsible Division	:	Executive Services

Council role

Executive The substantial direction setting and oversight role of the Council e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.

Purpose of report

To submit two completed internal audit reports to Council. These audits have been completed in accordance with the Council approved 2024-25 internal audit plan.

Summary and key issues

At the Standing Committee (Audit and Risk) Meeting held on 17 February 2025, the Internal Audit Report 2025 was endorsed for recommendation to Council.

Findings for the completed audits are detailed below.

Infrastructure Services Division – Leisure and Wellbeing Belmont Oasis Contract (report issued 7 January 2025)

Findings:

- Contract requires the contractor (BlueFit) to ensure services are managed by persons who hold all necessary licences and permits. However, there is no contract requirement for BlueFit to periodically submit a register and/or any other evidence to the City. Management should negotiate contract terms to include such evidence requirements.

- Contract require all BlueFit staff to have a working with children check (WWCC) and national police clearance (NPC). BlueFit's policy requires staff to only obtain an Australian WWCC. Management should request BlueFit to improve staff background checks as soon as practically possible.
- Contract requires key services to be provided, key records to be maintained, and key documents to be submitted to the City. Although most documents requested by internal audit were promptly provided, there were three exceptions:
 - Service Strategic Plan.
 - Business Continuity Plan.
 - Quality Management System.
 Management should request such documentation from BlueFit and confirm its implementation.

Infrastructure Services Division – Waste Management (report issued 4 February 2025)

Findings:

- Waste Collection Services contractor has not yet provided a Bank Guarantee, as required under Schedule 2, clause 2.35. Therefore, it is recommended that the contractor is to provide the required Bank Guarantee for retention until contract completion.
- Price adjustments were proposed by the contractor and accepted by waste management staff without manager approval. Therefore, it is recommended that all price adjustments be independently reviewed by Manager Works prior to acceptance.
- Schedule 2, Clause 2.16 of the contract requires the contractor to develop Key Performance Indicator (KPI) for customer complaints. Internal audit noted that such KPIs are still under development. Therefore, management should engage with the contractor to define and implement appropriate KPIs.

Committee Recommendation

That Council:

1. Receives the report (Confidential Attachment 12.3.1) titled Internal Audit Leisure and Wellbeing Oasis Contract.
2. Receives the report (Confidential Attachment 12.3.2) titled Internal Audit Waste Management.
3. Notes the City of Belmont management comments in Confidential Attachments 12.3.1 and 12.3.2 and actions to be undertaken in response to the internal audit recommendations.

Location

Not applicable.

Consultation

All draft internal audit reports were reviewed by relevant staff, Managers, Directors and the CEO before being issued for action.

Strategic Community Plan implications

In accordance with the 2024–2034 Strategic Community Plan:

Key Performance Area: Performance

Outcome: 10. Effective leadership, governance and financial management.

Policy implications

There are no policy implications associated with this report.

Statutory environment

Local Government Act 1995 (WA)

7.1A. Audit committee

- (1) A local government is to establish an audit committee of 3 or more persons to exercise the powers and discharge the duties conferred on it.

Local Government (Audit) Regulations 1996 (WA)

16. Functions of audit committee

An audit committee has the following functions —

- (a) to guide and assist the local government in carrying out —
 - (i) its functions under Part 6 of the Act; and
 - (ii) its functions relating to other audits and other matters related to financial management.
- (b) to guide and assist the local government in carrying out the local government's functions in relation to audits conducted under Part 7 of the Act;
- (c) to review a report given to it by the CEO under regulation 17(3) (the CEO's report) and is to —
 - (i) report to the council the results of that review; and
 - (ii) give a copy of the CEO's report to the council.
- (d) to monitor and advise the CEO when the CEO is carrying out functions in relation to a review under —
 - (i) regulation 17(1); and
 - (ii) the Local Government (Financial Management) Regulations 1996 regulation 5(2)(c);
- (e) to support the auditor of the local government to conduct an audit and carry out the auditor's other duties under the Act in respect of the local government;
- (f) to oversee the implementation of any action that the local government —
 - (i) is required to take by section 7.12A(3); and
 - (ii) has stated it has taken or intends to take in a report prepared under section 7.12A(4)(a); and
 - (iii) has accepted should be taken following receipt of a report of a review conducted under regulation 17(1); and
 - (iv) has accepted should be taken following receipt of a report of a review conducted under the Local Government (Financial Management) Regulations 1996 regulation 5(2)(c);
- (g) to perform any other function conferred on the audit committee by these regulations or another written law.

[Regulation 16 inserted: Gazette 26 Jun 2018 p. 2386-7.]

17. CEO to review certain systems and procedures

- (1) The CEO is to review the appropriateness and effectiveness of a local government's systems and procedures in relation to —
 - (a) risk management; and
 - (b) internal control; and
 - (c) legislative compliance.

- (2) The review may relate to any or all of the matters referred to in sub regulation (1)(a), (b) and (c), but each of those matters is to be the subject of a review not less than once in every 3 financial years.

- (3) The CEO is to report to the audit committee the results of that review.

[Regulation 17 inserted: Gazette 8 Feb 2013 p. 868;
amended: Gazette 26 Jun 2018 p. 2387.]

Local Government (Financial Management) Regulations 1996 (WA)

(2) CEO's duties as to financial management

- (c) undertake reviews of the appropriateness and effectiveness of the financial management systems and procedures of the local government regularly (and not less than once in every 3 financial years) and report to the local government the results of those reviews.

Background

The internal audit function operates in accordance with Council approved Terms of reference (TOR) and Council approved annual internal audit plans.

The TOR requires the Senior Internal Auditor to be functionally accountable to the CEO and Council via the Standing Committee (Audit and Risk).

The TOR also requires final engagement audit reports to be issued to the CEO and Council via the Standing Committee (Audit and Risk).

Report

Infrastructure Services Division – Leisure and Wellbeing Belmont Oasis Contract (report issued 7 January 2025)

The audit objective was to determine if appropriate contract management arrangements are in place to:

- Prevent and/or detect material contract breaches.
- Prevent and/or detect understatement of revenue.
- Prevent and/or detect theft/damage to City assets/infrastructure.
- Monitor and maintain a safe environment within the facility.

Scope included high level review of the following contract requirements:

- Supply of services.
- Contractor's personnel.
- Insurance.
- Protection of people and property.
- Notification of incidents.
- Occupational safety and health.
- Planning and business management.
- Provision of furniture, plant and equipment.
- Maintain centre.
- Health and safety.
- Mail and records management.
- Financial management.
- Human resources.
- Reporting.

Findings and Management Responses

- Contract requires the contractor (BlueFit) to ensure services are managed by persons who hold all necessary licences and permits. However, there is no contract requirement for BlueFit to periodically submit a register and/or any other evidence to the City.

Management has agreed to negotiate contract terms to include such evidence requirements.

- Contract require all BlueFit staff to have a working with children check (WWCC) and national police clearance (NPC). BlueFit's policy requires staff to only obtain an Australian WWCC.

Management has agreed to request BlueFit to improve staff background checks as soon as practically possible.

- Contract requires key services to be provided, key records to be maintained, and key documents to be submitted to the city. Although most documents requested by internal audit were promptly provided, there were three exceptions:
 - Service Strategic Plan.

- Business Continuity Plan.
- Quality Management System.

Management has agreed to request such documentation from BlueFit and confirm its implementation.

Infrastructure Services Division – Waste Management (report issued 4 February 2025)

The audit objectives were to determine if appropriate controls are in place to ensure:

- Key legislation and regulations are complied with.
- Waste collection services materially meet residents' expectations, and all customer complaints are captured and appropriately managed.
- Waste services contract is effectively managed.
- Waste Plan reporting is both accurate and complete.

Scope of the audit included:

- Specific sections of legislation and regulations.
- Management of customer complaints.
- Management of the waste services contract.
- Waste Plan reporting to Department of Water and Environmental Regulation.

Findings and Management Responses

- Waste Collection Services contractor has not yet provided a Bank Guarantee, as required under Schedule 2, clause 2.35.

Management has agreed to request the contractor to provide the required Bank Guarantee.

- Price adjustments were proposed by the Contractor and accepted by waste management staff without manager approval.

Management has agreed that all price adjustments be independently reviewed by Manager Works prior to acceptance.

- Schedule 2, Clause 2.16 of the contract requires the contractor to develop Key Performance Indicator (KPI) for customer complaints. Internal audit noted that such KPIs are still under development.

Management has agreed to engage with the contractor to define and implement appropriate KPIs.

Financial implications

There are no financial implications evident at this time.

Environmental implications

There are no environmental implications associated with this report.

Social implications

There are no social implications associated with this report.

Attachment details

Attachment No and title	
1.	CONFIDENTIAL REDACTED - Internal Audit 2024 - Audit Report (Leisure Wellbeing Oasis Contract) (Confidential matter in accordance with Local Government Act 1995 (WA) Section 5.23(2)(c)) [12.3.1 - 13 pages]
2.	CONFIDENTIAL REDACTED - Internal Audit 2024 - Audit Report (Waste Management) (Confidential matter in accordance with Local Government Act 1995 (WA) Section 5.23(2)(c)) [12.3.2 - 10 pages]

12.4 March Budget Review

Voting Requirement	:	Absolute Majority
Subject Index	:	54/004 Budget Documentation Council
Location/Property Index	:	N/A
Application Index	:	N/A
Disclosure of any Interest	:	Nil
Previous Items	:	N/A
Applicant	:	N/A
Owner	:	N/A
Responsible Division	:	Corporate and Governance

Council role

Executive The substantial direction setting and oversight role of the Council e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.

Purpose of report

The purpose of this report is to present the March 2025 Budget Review and to seek Council's authorisation of the proposed budget amendments arising from the review.

Summary and key issues

In keeping with sound financial management practices, a further review of the 2024-25 budget has been conducted. A review of the budget provides the City an opportunity to measure its financial performance against the current budget and also to review projections to the end of the financial year. Initial assumptions and estimations are reviewed, and current economic and environmental conditions taken into consideration.

The budget remains in balance and a list of adjustments has been included at Attachment 12.4.2.

Officer Recommendation

That Council, in accordance with *Local Government (Financial Management) Regulations 1996* Regulation 33A, adopts the amendments contained in the 2024-25 Budget Review (Attachment 12.4.1) including amendments to the capital expenditure budget.

An absolute majority of Council is required

Location

Not applicable.

Consultation

There has been no specific consultation undertaken in respect to this matter other than internal staff.

Strategic Community Plan implications

In accordance with the 2024–2034 Strategic Community Plan:

Key Performance Area: Performance

Outcome: 10. Effective leadership, governance and financial management.

Policy implications

There are no policy implications associated with this report.

Statutory environment

Regulation 33A of the *Local Government (Financial Management) Regulations 1996 (WA)* requires a local government to carry out a review of its budget between 1 January and the last day of February each year, report it to Council on or before 31 March, and then report the outcome of the review to the Department of Local Government Sport and Cultural Industries within 14 days.

Background

In keeping with Council's ongoing budget control and financial management, a number of adjustments are required to ensure Council's Budget continues to reflect an accurate position.

The March Budget Review process is predominantly aimed at addressing the following issues:

- Ensuring the City's financial position remains on track in the lead up to the end of the financial year
- Decisions of Council requiring funding
- New items arising following the October Budget Review

Report

Opening Balance

As has been the case in previous Budget Reviews, one of the issues to be addressed relates to the estimated opening balance. The opening balance is predicted early in the budget process to enable budget preparation and rate modelling to proceed and is a "best estimate" at that point in time. This surplus position is finalised when the City's audit has been completed.

At the time of the October Budget Review, the opening surplus for the 2024-25 year remained subject to the finalisation of audit. With the finalisation of the audit in November 2024, the opening surplus has now been confirmed.

The following summarises the movement in the opening surplus position for this review:

Adopted budgeted opening surplus	\$6,304,342
Decrease in opening surplus	(\$4,990,527)
Estimated opening surplus position - October Budget Review	\$1,313,815
Increase in opening surplus	\$4,481,806
Confirmed opening surplus	\$5,795,621

The increased surplus of \$4.5M is primarily attributable to the budgeted transfer to reserves of \$5.2M of anticipated closing 2023-24 surplus not processed due to availability of funds.

Budget Amendments

The detail of the proposed budget review is included in the following documents:

- Statement of Financial Activity (Attachment 12.4.1);
- Budget Review Comparison (Attachment 12.4.2); and
- Budgeted Reserve Balances for the year ending 30 June 2025 (Attachment 12.4.3).

It should be noted that the Budget Review Comparison report (Attachment 12.4.2) includes only those line items that have changed during the review process.

The updated Statement of Financial Activity at Attachment 12.4.1 compares the proposed March budget review to the current budget. A summary of the movements is as follows, with material adjustments included below.

	Movement
Budgeted closing surplus	\$500,000
Increased opening surplus	\$4,481,806
Additional revenue	\$2,503,657
Increased expenditure	(\$213,100)
Increased non cash	\$273,922
Increased capital grants	\$159,829
Reduced capital expenditure	\$1,509,006
Reduced reserve transfers	(\$8,715,121)
Closing surplus	\$500,000

Please note, the narration below adopts the term "K" as a substitute for the word/term thousands so \$5,000 or \$5,323 would be summarised as \$5K. Similarly, the narration below adopts the term "M" as a substitute for the word/term millions so \$5,000,000 or \$5,323,000 would be summarised as \$5.3M.

The closing surplus for the 2024-25 budget remains unchanged at \$500K.

Revenue from operating activities has increased by \$2,503,657, including the following amendments:

- Higher interest earnings as a result of higher rates on investments and increased balances \$2.1M
- Higher revenue from Bank Fees relating to on-charging of bank fees associated with large payments made by credit card \$115K.
- Increased revenue from building applications and permits \$100K

Expenditure from operating activities (including non-cash items) has increased by \$213,100 including the following amendments:

- Increase to depreciation of as a result of asset acquisitions \$271K

Amounts attributable to investing activities have decreased by \$1,668,835, including the following amendments:

- Reduction in line with projects to be carried forward to 2025-26 \$1.2M
- Increase in grant funding relating to timing of receipt of funds for Wilson Park from Department of Infrastructure \$500K
- Reduction in grant finding for Centenary Park Lighting as a result of unsuccessful CSRFF grant application \$200K

Amounts attributable to financing activities have decreased by \$8,715,121, including the following amendments:

- Increased transfer to reserve relating to projects to be carried forward \$1.2M
- Reduced transfer from Reserve as a result of higher opening surplus \$7.3M
- Increased transfer to reserve relating to increased reserve interest earnings \$370K

Financial implications

The presentation of these reports to Council ensures compliance with the *Local Government Act 1995 (WA)* and associated Regulations, and also ensures that Council is regularly informed as to the status of its financial position.

Environmental implications

There are no environmental implications associated with this report.

Social implications

There are no social implications associated with this report.

Attachment details

Attachment No and title
1. Statement of Financial Activity [12.4.1 - 2 pages]
2. Budget Review Comparison [12.4.2 - 44 pages]
3. Budgeted Reserve Balances [12.4.3 - 1 page]

City of Belmont

Statement of Financial Activity for March Budget Review 2024/25

	Budget vs Actual				
	Adopted Budget	Current Authorised Budget	Year to Date Actual	March Review	Movement
Budget: 25CLRBD1, Actual: 25CLACT					
OPERATING ACTIVITIES					
Revenue from operating activities					
Rates	59,790,869	59,869,936	59,506,577	59,884,024	14,088
Grants, subsidies and contributions	2,425,280	2,643,219	455,093	2,601,122	(42,097)
Fees and charges	10,444,111	10,463,111	9,404,251	10,688,279	225,168
Interest revenue	6,751,202	6,751,202	4,206,228	8,888,851	2,137,649
Other revenue	596,556	648,183	616,075	813,365	165,182
Profit on asset disposals	87,469	87,469	24,086	91,136	3,667
	80,095,487	80,463,120	74,212,310	82,966,777	2,503,657
Expenditure from operating activities					
Employee costs	(29,084,851)	(28,143,531)	(14,301,773)	(27,991,552)	(151,979)
Materials and contracts	(36,674,146)	(37,775,249)	(15,465,880)	(37,802,874)	27,625
Utility charges	(2,392,832)	(2,392,832)	(1,096,463)	(2,420,339)	27,508
Depreciation	(12,935,924)	(12,935,924)	(9,739,899)	(13,207,356)	271,432
Finance Costs	(520,949)	(520,949)	(227,271)	(520,949)	0
Insurance	(940,847)	(938,950)	(835,188)	(939,310)	360
Other expenditure	(1,543,703)	(1,530,081)	(632,066)	(1,509,969)	(20,113)
Loss on asset disposals	0	0	(58,265)	(58,266)	58,266
	(84,093,253)	(84,237,515)	(42,356,804)	(84,450,615)	213,100
Non-cash amounts excluded from operating activities	12,829,160	12,819,160	8,181,768	13,093,082	(273,922)
Amount attributable to operating activities	8,831,394	9,044,765	40,037,274	11,609,244	(2,564,479)
INVESTING ACTIVITIES					
Inflows from investing activities					
Capital grants, subsidies and contributions	3,566,506	4,343,198	1,362,696	4,496,027	(152,829)
Proceeds from disposal of assets	672,140	867,997	308,417	874,997	(7,000)
Outflows from investing activities					
Purchase of property, plant and equipment	(3,923,470)	(5,214,468)	(1,129,861)	(4,858,243)	(356,225)
Payments for construction of infrastructure	(14,156,005)	(22,265,928)	(3,800,769)	(21,113,146)	(1,152,781)
Amount attributable to investing activities	(13,840,829)	(22,269,201)	(3,259,517)	(20,600,365)	(1,668,835)
FINANCING ACTIVITIES					
Inflows from financing activities					
Transfers from reserve accounts	11,309,790	18,446,042	0	11,130,109	7,315,933
Outflows from financing activities					
Repayment of borrowings	(641,884)	(641,884)	(311,971)	(641,884)	0
Payments for principal portion of lease facilities	(105,428)	(105,428)	0	(105,428)	0
Transfers to reserve accounts	(11,360,386)	(5,288,109)	0	(6,687,297)	1,399,188
Amount attributable to financing activities	(797,908)	12,410,621	(311,971)	3,695,500	8,715,121

Attachment 12.4.1 Statement of Financial Activity

	Adopted Budget	Current Authorised Budget	Year to Date Actual	March Review	Movement
MOVEMENT IN SURPLUS OR DEFICIT					
Surplus or deficit at the start of the financial year	6,304,342	1,313,815	0	5,795,621	(4,481,806)
Amount attributable to operating activities	8,831,394	9,044,765	40,037,274	11,609,244	(2,564,479)
Amount attributable to investing activities	(13,840,829)	(22,269,201)	(3,259,517)	(20,600,365)	(1,668,835)
Amount attributable to financing activities	(797,908)	12,410,621	(311,971)	3,695,500	8,715,121
Surplus or deficit at the end of the financial year	497,000	500,000	36,465,786	500,000	0

Attachment 12.4.2 Budget Review Comparison



Budget Review Comparison Current Budget: 25CLRBD1, Revised Budget: 25CLRBD2

	Current Budget	Revised Budget	Movement	Comment
010 - Chief Executive Officer				
920100 - Chief Executive Officer				
1 - Expenditure				
920100-40-1201-000 Wages	480	96	-384	Wages for general maintenance.
920100-40-1216-000 Agency Staff	240	0	-240	Minor repairs by mechanic.
920100-40-1223-000 Parts	250	0	-250	
920100-40-1224-000 Fuel	4,700	5,952	1,252	
920100-40-1225-000 External Repairs	2,200	1,822	-378	External repairs plus insurance excess fee.
TOTAL 1 - Expenditure	7,870	7,870	0	
TOTAL 920100 - Chief Executive Officer	7,870	7,870	0	
994005 - Perth Airports Municipalities Group (PAMG)				
4 - Income				
994005-00-4080-000 Reimbursement - Services	0	-6,225	-6,225	
TOTAL 4 - Income	0	-6,225	-6,225	
TOTAL 994005 - Perth Airports Municipalities Group (PAMG)	0	-6,225	-6,225	
020 - People & Culture/Payroll				
921000 - Human Resources				
1 - Expenditure				
921000-00-1270-000 Services - Legal	30,000	15,000	-15,000	Industrial Issues and advice - MARCH - Reduced due to nil spend to date
921000-40-1221-000 Tyres	1,000	500	-500	
921000-40-1224-000 Fuel	2,400	3,024	624	October - Adjustment for lower fuel consumption.
921000-40-1225-000 External Repairs	1,000	876	-124	External repairs plus insurance excess fee.
TOTAL 1 - Expenditure	34,400	19,400	-15,000	
TOTAL 921000 - Human Resources	34,400	19,400	-15,000	
040 - Executive Services				
920000 - Governance				
1 - Expenditure				
920000-00-1216-000 Agency Staff	30,000	0	-30,000	Coverage for agency staff for key projects where vacancies remain unfilled March - No agency requirement to date and full staff compliment budgeted
920000-00-1226-000 Stationery	2,000	4,000	2,000	To cover additional stationery/office requirements with inc staff coming off probation
920000-00-1270-000 Services - Legal	31,500	21,687	-9,813	Current+5% RV issues ongoing March - Reduced in line with current activity
920000-00-1279-000 Services - Other	77,000	17,000	-60,000	Livestreaming \$5k, Minute book binding 2 x \$1k October \$40k Faulkner survey \$20k Ascot survey March - Surveys of Faulkner Park and Ascot unlikely to be undertaken by 30 June
TOTAL 1 - Expenditure	140,500	42,687	-97,813	
TOTAL 920000 - Governance	140,500	42,687	-97,813	
920002 - Business Improvement				
1 - Expenditure				
920002-00-1279-000 Services - Other	105,000	15,110	-89,890	SCP consultant \$40k, SGS audit major 3 year cycle \$15k. SGS audit (now ISO) to be done in May 2024 is a certification audit with an est cost of \$25K, and certification audits are performed annually and are estimated to cost in 24/25 and 25/26 \$15K each, to a total of \$55K
TOTAL 1 - Expenditure	105,000	15,110	-89,890	
TOTAL 920002 - Business Improvement	105,000	15,110	-89,890	
070 - Governance				
921500 - Elected Members/Council				
1 - Expenditure				
921500-00-1270-000 Services - Legal	50,000	29,095	-20,905	Code of Conduct Matters and other legal advice for Council as required March - reduced in line with YTD activity
921500-00-1373-000 Registration - Train/Conf	78,700	40,643	-38,057	last year budget + 5% 'October' increase by \$22,000 as per council resolution 23/7/24 Item 13.2.1 March - reduced in line with year to date training activity

Attachment 12.4.2 Budget Review Comparison

	Current Budget	Revised Budget	Movement	Comment
TOTAL 1 - Expenditure	128,700	69,738	-58,962	
TOTAL 921500 - Elected Members/Council	128,700	69,738	-58,962	
090 - Finance				
911000 - Finance Department				
1 - Expenditure				
911000-00-1200-000 Salaries	1,566,324	1,571,324	5,000	October - Increased in line with Procurement Review March - Reallocation of funds for additional hours in procurement to support CIA training
911000-00-1204-000 Long Service Leave	0	10,685	10,685	March - LSL taken
911000-00-1216-000 Agency Staff	5,128	8,201	3,073	October - Backfill of Cashier following unforeseen leave
911000-00-1231-000 Software - Other	58,250	38,250	-20,000	LG Solutions Fees & Charges software \$14,150, LG Solutions YE \$9,750, LG Solutions ME/YE \$6,350, OneSource FBT \$2,500, SmartySearch Grants software \$3,000, Grant Reporting \$20,000 March - Grant Reporting Software unlikely in current FY
911000-00-1269-000 Services - Audit	85,550	93,740	8,190	Annual audit (including anticipated increase) and certifications for Pensioner Deferment, R2R, LRCIP October - Increased per OAG advice of audit fee March - Increased per OAG cost increase
911000-00-1271-000 Services - Other Consultants	53,800	33,800	-20,000	Grant workshops (2 x \$1500) and consultant support relating to CiA transition October - Reg 5 & 17 Review March - external consultant support not utilised
911000-00-1373-000 Registration - Train/Conf	11,000	14,000	3,000	Training for new staff and conference attendance March - Increased attendance from prior year
911000-40-1224-000 Fuel	7,388	3,300	-4,088	March - budget reduced to match expected fuel consumption.
TOTAL 1 - Expenditure	1,787,440	1,773,300	-14,140	
6 - Capital Income				
911000-00-6835-000 LSL Reserve - Salaries	0	-10,685	-10,685	March - Reserve funding of LSL taken
TOTAL 6 - Capital Income	0	-10,685	-10,685	
TOTAL 911000 - Finance Department	1,787,440	1,773,300	-14,140	
100 - Financing Activities				
913500 - Financing Activities				
4 - Income				
913500-00-4164-000 Interest - Bank	-3,826,346	-5,564,523	-1,738,177	Interest on municipal funds based on forecast balances March - interest revised based on current balances and rates of return
913500-00-4820-000 Information Technology Reserve	-65,908	-72,456	-6,548	Interest on reserve funds based on forecast balances March - interest revised based on current balances and rates of return
913500-00-4821-000 Administration Building Reserve	-11,264	-12,383	-1,119	Interest on reserve funds based on forecast balances March - interest revised based on current balances and rates of return
913500-00-4822-000 Aged persons housing reserve	-32,618	-11,776	20,842	Interest on reserve funds based on forecast balances March - interest revised based on current balances and rates of return
913500-00-4823-000 Streetscapes reserve	-23,481	-25,814	-2,333	Interest on reserve funds based on forecast balances March - interest revised based on current balances and rates of return
913500-00-4825-000 Aged Community Care Reserve	-10,449	-11,487	-1,038	Interest on reserve funds based on forecast balances March - interest revised based on current balances and rates of return
913500-00-4826-000 Belmont District Band reserve	-2,242	-2,464	-222	Interest on reserve funds based on forecast balances March - interest revised based on current balances and rates of return
913500-00-4829-000 District valuation reserve	-1,049	-96,139	-95,090	Interest on reserve funds based on forecast balances March - interest revised based on current balances and rates of return
913500-00-4830-000 Election expenses reserve	-6,412	-75,409	-68,997	Interest on reserve funds based on forecast balances March - interest revised based on current balances and rates of return
913500-00-4831-000 Faulkner Park Ret. Vill. owner	-31,613	-25,247	6,366	Interest on reserve funds based on forecast balances March - interest revised based on current balances and rates of return
913500-00-4833-000 Land acquisition reserve	-467,902	-530,768	-62,866	Interest on reserve funds based on forecast balances March - interest revised based on current balances and rates of return
913500-00-4835-000 LSL Reserve - Salaries	-86,855	-101,138	-14,283	Interest on reserve funds based on forecast balances March - interest revised based on current balances and rates of return
913500-00-4836-000 LSL Reserve - Wages	-11,137	-17,341	-6,204	Interest on reserve funds based on forecast balances March - interest revised based on current balances and rates of return
913500-00-4837-000 Environment reserve	-69,281	-44,611	24,670	Interest on reserve funds based on forecast balances March - interest revised based on current balances and rates of return
913500-00-4838-000 Plant replacement reserve	-75,365	-79,342	-3,977	Interest on reserve funds based on forecast balances March - interest revised based on current balances and rates of return
913500-00-4839-000 Property development reserve	-703,244	-844,917	-141,673	Interest on reserve funds based on forecast balances March - interest revised based on current balances and rates of return
913500-00-4840-000 Ruth Faulkner library reserve	-2,192	-2,409	-217	Interest on reserve funds based on forecast balances March - interest revised based on current balances and rates of return
913500-00-4841-000 Waste Management Reserve	-282,028	-231,185	50,843	Interest on reserve funds based on forecast balances March - interest revised based on current balances and rates of return
913500-00-4843-000 History Reserve	-7,937	-8,725	-788	Interest on reserve funds based on forecast balances March - interest revised based on current balances and rates of return
913500-00-4844-000 Workers Comp/Insurance Reserve	-60,793	-68,172	-7,379	Interest on reserve funds based on forecast balances March - interest revised based on current balances and rates of return
913500-00-4845-000 Building maintenance reserve	-233,538	-227,858	5,680	Interest on reserve funds based on forecast balances March - interest revised based on current balances and rates of return
913500-00-4846-000 HomesWest Reserve	-42,501	-57,169	-14,668	Interest on reserve funds based on forecast balances March - interest revised based on current balances and rates of return
913500-00-4847-000 Misc Entitlements Reserve	-35,942	-38,051	-2,109	Interest on reserve funds based on forecast balances March - interest revised based on current balances and rates of return
913500-00-4848-000 Ascot Waters Marina Mtc & Rest	-48,399	-53,180	-4,781	Interest on reserve funds based on forecast balances March - interest revised based on current balances and rates of return
913500-00-4849-000 Retirement Village Buy Back Res	-112,319	-123,478	-11,159	Interest on reserve funds based on forecast balances March - interest revised based on current balances and rates of return
913500-00-4850-000 Public Art Reserve	-18,870	-20,072	-1,202	Interest on reserve funds based on forecast balances March - interest revised based on current balances and rates of return

Attachment 12.4.2 Budget Review Comparison

	Current Budget	Revised Budget	Movement	Comment
913500-00-4851-000 Aged Services Reserve	-50,828	-55,877	-5,049	Interest on reserve funds based on forecast balances March - interest revised based on current balances and rates of return
913500-00-4853-000 Car Parking Reserve	-2,956	-3,250	-294	Interest on reserve funds based on forecast balances March - interest revised based on current balances and rates of return
913500-00-4854-000 Belmont Trust Reserve	-74,620	-80,836	-6,216	Interest on reserve funds based on forecast balances March - interest revised based on current balances and rates of return
913500-00-4855-000 Urban Forest Strategic Management Reserve	-5,545	-6,096	-551	Interest on reserve funds based on forecast balances March - interest revised based on current balances and rates of return
913500-00-4856-000 Belmont Oasis Refurbishment Reserve	-197,568	-217,197	-19,629	Interest on reserve funds based on forecast balances March - interest revised based on current balances and rates of return
TOTAL 4 - Income	-6,601,202	-8,709,370	-2,108,168	
TOTAL 913500 - Financing Activities	0	0	0	
914001 - Emergency Response Reimbursements				
1 - Expenditure				
914001-00-1201-000 Wages	15,000	7,500	-7,500	Relates to work performed by the City as part of an emergency response March - Allowance reduced by 50%
914001-00-1216-000 Agency Staff	10,000	5,000	-5,000	Relates to work performed by the City as part of an emergency response March - Allowance reduced by 50%
914001-00-1219-000 Overheads	2,000	1,000	-1,000	Relates to work performed by the City as part of an emergency response March - Allowance reduced by 50%
914001-00-1222-000 Materials	2,000	1,000	-1,000	Relates to work performed by the City as part of an emergency response March - Allowance reduced by 50%
914001-00-1226-000 Stationery	500	250	-250	Relates to work performed by the City as part of an emergency response March - Allowance reduced by 50%
914001-00-1234-000 Uniforms/Protective Clothing	10,000	5,000	-5,000	Relates to work performed by the City as part of an emergency response March - Allowance reduced by 50%
TOTAL 1 - Expenditure	39,500	19,750	-19,750	
TOTAL 914001 - Emergency Response Reimbursements	39,500	19,750	-19,750	
110 - Risk & Insurance				
920004 - Business Continuity				
1 - Expenditure				
920004-40-1224-000 Fuel	2,320	3,312	992	March - budget increased for additional fuel and transmission repairs.
920004-40-1225-000 External Repairs	500	1,890	1,390	External repairs plus insurance excess fee.
TOTAL 1 - Expenditure	2,820	5,202	2,382	
TOTAL 920004 - Business Continuity	2,820	5,202	2,382	
120 - Reserve Transfers				
915000 - Transfer To Reserve				
3 - Capital Expenditure				
915000-00-3820-000 Information Technology Reserve	65,908	72,456	6,548	Interest on reserves March - interest revised based on current balances and rates of return
915000-00-3821-000 Administration building reserv	11,264	12,383	1,119	Interest on reserves March - interest revised based on current balances and rates of return
915000-00-3822-000 Aged persons housing reserve	32,618	11,776	-20,842	Interest on reserves March - interest revised based on current balances and rates of return
915000-00-3823-000 Streetscapes reserve	23,481	25,814	2,333	Interest on reserves March - interest revised based on current balances and rates of return
915000-00-3825-000 Aged Community Care Reserve	10,449	11,487	1,038	Interest on reserves March - interest revised based on current balances and rates of return
915000-00-3826-000 Belmont District Band reserve	2,242	2,464	222	Interest on reserves March - interest revised based on current balances and rates of return
915000-00-3829-000 District valuation reserve	96,049	191,139	95,090	Interest on reserves plus annual funding of triennial rates revaluation expenses \$95K March - interest revised based on current balances and rates of return
915000-00-3830-000 Election expenses reserve	81,412	150,409	68,997	Interest on reserves plus annual funding of Council election expenses \$75K March - interest revised based on current balances and rates of return
915000-00-3831-000 Faulkner Park Ret. Vill. owner	31,613	25,247	-6,366	Interest on reserves March - interest revised based on current balances and rates of return
915000-00-3833-000 Land acquisition reserve	467,902	530,768	62,866	Interest on reserves March - interest revised based on current balances and rates of return
915000-00-3835-000 LSL Reserve - Salaries	86,855	101,138	14,283	Interest on reserves March - interest revised based on current balances and rates of return
915000-00-3836-000 LSL Reserve - Wages	11,137	17,341	6,204	Interest on reserves March - interest revised based on current balances and rates of return
915000-00-3837-000 Environment reserve	69,281	44,611	-24,670	Interest on reserves March - interest revised based on current balances and rates of return
915000-00-3838-000 Plant replacement reserve	75,365	239,714	164,349	Interest on reserves March - interest revised based on current balances and rates of return plus \$160,372 for over recovery of plant operating costs
915000-00-3839-000 Property development reserve	703,244	844,917	141,673	Interest on reserves March - interest revised based on current balances and rates of return
915000-00-3840-000 Ruth Faulkner library reserve	2,192	2,409	217	Interest on reserves March - interest revised based on current balances and rates of return
915000-00-3841-000 Waste Management Reserve	282,028	231,185	-50,843	Interest on reserves March - interest revised based on current balances and rates of return
915000-00-3843-000 History Reserve	7,937	8,725	788	Interest on reserves March - interest revised based on current balances and rates of return
915000-00-3844-000 Workers Comp/Insurance Reserve	60,793	68,172	7,379	Interest on reserves March - interest revised based on current balances and rates of return
915000-00-3845-000 Building maintenance reserve	233,538	227,858	-5,680	Interest on reserves March - interest revised based on current balances and rates of return
915000-00-3846-000 HomesWest Reserve	51,084	65,752	14,668	Interest on reserves plus \$8,583 transfer per Ascot, Gabriel etc March - interest revised based on current balances and rates of return
915000-00-3847-000 Misc Entitlements Reserve	35,942	38,051	2,109	Interest on reserves March - interest revised based on current balances and rates of return
915000-00-3848-000 Ascot Waters Marina Mtc & Rest	48,399	53,180	4,781	Interest on reserves March - interest revised based on current balances and rates of return

Attachment 12.4.2 Budget Review Comparison

	Current Budget	Revised Budget	Movement	Comment
915000-00-3849-000 Retirement Village Buy Back Res	112,319	123,478	11,159	Interest on reserves
**				March - interest revised based on current balances and rates of return
915000-00-3850-000 Public Art Reserve	18,870	20,072	1,202	Interest on reserves
**				March - interest revised based on current balances and rates of return
915000-00-3851-000 Aged Services Reserve	50,828	55,877	5,049	Interest on reserves
**				March - interest revised based on current balances and rates of return
915000-00-3853-000 Car Parking Reserve	2,956	3,250	294	Interest on reserves
**				March - interest revised based on current balances and rates of return
915000-00-3854-000 Belmont Trust Reserve	74,620	80,836	6,216	Interest on reserves
**				March - interest revised based on current balances and rates of return
915000-00-3855-000 Urban Forest Strategic Management Reserve	5,545	6,096	551	Interest on reserves
**				March - interest revised based on current balances and rates of return
915000-00-3856-000 Belmont Oasis Refurbishment Reserve	197,568	217,197	19,629	Interest on reserves
**				March - interest revised based on current balances and rates of return
TOTAL 3 - Capital Expenditure	2,953,439	3,483,802	530,363	
6 - Capital Income				
915000-00-6838-000 Plant replacement reserve	-685,673	-686,148	-475	October - Reserve funding of plant operating costs
915000-00-6839-000 Property development reserve	-10,509,420	-3,144,816	7,364,604	Transfer of surplus funds from 22/23 & 23/24 budget reviews
				March - amended in line with FY24 actual transfers
TOTAL 6 - Capital Income	-11,195,093	-3,830,964	7,364,129	
TOTAL 915000 - Transfer To Reserve	2,953,439	3,483,802	530,363	
130 - Rates				
910000 - Rates				
1 - Expenditure				
910000-00-1128-000 Photocopying	500	0	-500	October - Reduction in line with savings YTD
				March - Reduction in line with savings YTD
910000-00-1200-000 Salaries	365,004	373,004	8,000	March - Allowance for additional hours for rates modelling support
910000-00-1226-000 Stationery	2,000	1,000	-1,000	March - Reduction in line with savings YTD
910000-00-1263-000 Services - Advertising	4,000	2,200	-1,800	Advertising of differential rates
				March - Reduction in line with YTD use and advertising to occur in May
910000-00-1270-000 Services - Legal	50,000	70,000	20,000	Legal costs associated with demand letters and claims to collect outstanding rates.
				March - Increased for costs associated prior year activity incurred
910000-00-1272-000 Services - Banking (Input Txd)	90,000	212,072	122,072	Merchant Fees for Credit card payments
				March - Increased due to large payment received in October
910000-00-1333-000 Discount Allowed	2,135,557	2,153,209	17,652	5% Early payment discount (incl. Perth Airport Ex gratia rates discount)
				October - Increased in line with actual discounts granted
				March - Increased in line with actual discounts granted
910000-00-1373-000 Registration - Train/Conf	5,000	2,400	-2,600	Training for staff in rates
				March - Reduced in line with anticipated use for remainder of year
910000-00-1399-000 Miscellaneous	1,000	500	-500	March - Reduced in line with use to date
TOTAL 1 - Expenditure	2,653,061	2,814,385	161,324	
4 - Income				
910000-00-4000-000 General Rates - Residential	-24,524,780	-24,553,026	-28,246	Rates revenue based on 3.4% increase
				March - Increased in line with income to date
910000-00-4001-000 General Rates - Commercial	-11,301,170	-11,303,249	-2,079	Rates revenue based on 3.4% increase
				March - Increased in line with income to date
910000-00-4002-000 General Rates - Industrial	-10,647,768	-10,633,826	13,942	Rates revenue based on 3.4% increase
				March - Reduced in line with income to date
910000-00-4007-000 Interim Rates	-301,643	-317,000	-15,357	Interim rates calculated at 1% for residential and 0.5% commercial
910000-00-4108-000 Administration - ESL	-45,000	-44,310	690	Emergency Services Levy administration fees
				March - Reduced in line with funding received
910000-00-4109-000 Deferred Rates Interest	-12,000	-13,285	-1,285	Interest paid by OSR for deferred rates
				March - Increased in line with interest to date
910000-00-4110-000 Instalment Fee	0	-1,920	-1,920	
910000-00-4111-000 Penalty Interest	-150,000	-179,481	-29,481	Penalty interest on overdue rates at 11%.
				March - Increased in line with trends to date
910000-00-4113-000 Settlement Enquiries	-18,000	-21,170	-3,170	Fee income from settlement enquiries
				March - Increased in line with settlements to date
910000-00-4270-000 Services - Legal	-50,000	-70,000	-20,000	Allowance for reimbursement of legal costs
				March - Increased for costs associated prior year activity incurred
910000-00-4272-000 Services - Banking (Input Txd)	0	-115,997	-115,997	March - Increased due to large payment received in October
TOTAL 4 - Income	-47,050,361	-47,253,264	-202,903	
TOTAL 910000 - Rates	2,653,061	2,814,385	161,324	
170 - Information Technology				
911500 - Computing				
1 - Expenditure				
911500-00-1200-000 Salaries	941,340	1,016,023	74,683	March - Analyst role transferred to permanent, PT Business Analyst role transferred from Planning
911500-00-1216-000 Agency Staff	160,000	39,563	-120,437	Business Analyst role pending preparation for Business Case for permanent role
				March - Analyst role transferred to permanent

Attachment 12.4.2 Budget Review Comparison

	Current Budget	Revised Budget	Movement	Comment
911500-00-1237-000 Business Applications	1,907,423	2,091,584	184,161	Increases due to Cyber Security and Cloud adoption projects. TechOne SaaS fees (\$150k), Aurion SaaS project (\$70k). DataLoss Prevention solutions (\$110k), and Microsoft licensing uplift from E3 to E5 (\$80k increase). Overall budget only increased \$150k over previous FY due to efficiencies gained in other areas. October - Adding \$10,000 for Rapid Incident, subject to quotation waiver by MWHS and approval by relevant director, Adding \$4,500 for Rapid licensing increase to cater for more contractors using it March - Adding \$112,499 to cover increased Microsoft Licensing costs. Originally budgeted \$260,000 in line with previous years, and current year MS licensing invoice was \$372,499. This is a result of a ~30% increase in general subscription costs, in addition to the upgrade of E3 to E5 licensing to enable the use of PowerBI for staff. Adding \$7,662 to cover increased VMware licensing costs. Originally budgeted \$34,310 and current year invoice will be \$41,972 due to increase in general subscription costs (VMware was acquired by Broadcom, and new company increased costs) Adding \$50,000 on behalf of MGRS to cover the costs of Skefto Risk Management System (\$18,600 setup, \$26,523 annual subscription, and a ~10% buffer for unforeseen implementation costs) Adding \$14,000 on behalf of MGRS for Konica Minolta digitisation software to ensure compliance with the State Records Act source digitisation requirements which requires verification of digital capture of hard copies. This will mean that we don't need to keep/archive all original hard copies of documents, saving the ongoing costs of hard copy storage and increasing accessibility to and legacy and hard copy documents.
911500-00-1290-000 Services - IT Support	165,000	176,000	11,000	Slight increase due to CPI (and some contractors increasing above CPI) March Review - Adding \$11,000 on behalf of MGRS - Attura consultancy to increase efficiency and accuracy of ECM reporting, which will also improve search effectiveness by City officers and save Records' Team time in creating searches.
911500-40-1119-000 Licenses	892	941	49	Annual license fee. Fleet 12 removed from service due to allowance uptake.
911500-40-1201-000 Wages	240	207	-33	Wages for general maintenance.
911500-40-1216-000 Agency Staff	120	83	-37	Minor repairs by mechanic.
911500-40-1224-000 Fuel	2,700	3,936	1,236	External repairs plus insurance excess fee. March - budget amended for increased fuel use.
TOTAL 1 - Expenditure	3,177,715	3,328,337	150,622	
3 - Capital Expenditure				
911500-32-3252-000 Equipment	607,801	613,801	6,000	\$120k was transferred from Operating to Capital for the purchase (rather than leasing) of laptops. \$180k for replacement of UPS equipment. October - \$60k added for required AV fitout of Function and Kewdale Rooms due to aging and failing equipment March - \$6K for replacement of mobile phones for the Works team
TOTAL 3 - Capital Expenditure	607,801	613,801	6,000	
TOTAL 911500 - Computing	3,177,715	3,328,337	150,622	
180 - Marketing & Communications				
911700 - Marketing & Communications				
1 - Expenditure				
911700-00-1216-000 Agency Staff	7,000	4,000	-3,000	Leave cover October - phasing adjustments March - cost saving identified
911700-00-1252-000 Equipment	8,000	4,400	-3,600	Content creation equipment October - new camera lens December - cost savings identified
911700-00-1262-000 Services - Marketing	42,400	32,000	-10,400	Videography, photography, stock imagery, website & comms reviews, accessibility checks, copy October - re-estimated videography/photography costs March - re-estimated and some work moved in-house
911700-00-1263-000 Services - Advertising	65,300	58,500	-6,800	Print, social and digital advertising October - phasing adjustments and minor cost saving March - phasing adjustments and cost saving
911700-00-1279-000 Services - Other	87,100	80,100	-7,000	Communications tools and monitoring - media monitoring, engagement platform, social scheduling, enews platform October - phasing adjustments and reduced social tool cost March - phasing adjustments and some cost savings on social tools
911700-00-1330-000 Subscriptions	19,560	20,510	950	Copyright, One Music, News, Archive Social October - Increased One Music subscription costs March - pricing increases & phasing adjustments
911700-00-1368-000 Sponsorship/Promotions	59,000	42,500	-16,500	Race Day \$20K, RSL \$6.5K, merchandise October - minor merchandise increase March - phasing adjustment and savings
911700-00-1373-000 Registration - Train/Conf	15,300	11,300	-4,000	Communications forums, staff training March - cost savings
911700-40-1224-000 Fuel	250	600	350	October - Adjustment for lower fuel costs.
911700-40-1225-000 External Repairs	500	150	-350	External repairs plus insurance excess fee.
TOTAL 1 - Expenditure	304,410	254,060	-50,350	
TOTAL 911700 - Marketing & Communications	304,410	254,060	-50,350	
911701 - Corporate Documents				
1 - Expenditure				
911701-00-1227-000 Printing	162,500	146,250	-16,250	6 x Belmont Bulletin, strategy printing, events calendar October - minor increase in printing and distribution costs March - calendar project deferred and cost savings
911701-00-1262-000 Services - Marketing	6,250	1,900	-4,350	Updates to visual style guide and template production October - minor decrease and phasing adjustment March - costs savings from in-house design
TOTAL 1 - Expenditure	168,750	148,150	-20,600	
TOTAL 911701 - Corporate Documents	168,750	148,150	-20,600	

Attachment 12.4.2 Budget Review Comparison

	Current Budget	Revised Budget	Movement	Comment
911713 - Mayoral Dinner				
1 - Expenditure				
911713-00-1385-000 Catering - Functions	44,000	40,000	-4,000	Function costs March - event costs lower than estimated
TOTAL 1 - Expenditure	44,000	40,000	-4,000	
TOTAL 911713 - Mayoral Dinner	44,000	40,000	-4,000	
921503 - Functions & Catering				
1 - Expenditure				
921503-00-1216-000 Agency Staff	9,500	7,500	-2,000	Additional labour hire & leave cover March - phasing and re-estimated leave cover
921503-00-1384-000 Other Functions	128,000	159,000	31,000	Civic Dinner, Pioneers Lunch, Staff event, ANZAC service October - phasing adjustment March - 2025 Pioneers event moved forward to June 2025
921503-00-1388-000 Beverages	14,000	9,000	-5,000	Civic functions and other beverages March - cost savings identified
TOTAL 1 - Expenditure	151,500	175,500	24,000	
TOTAL 921503 - Functions & Catering	151,500	175,500	24,000	
210 - Facilities and Property Management				
911900 - City Facilities & Property				
1 - Expenditure				
911900-00-1204-000 Long Service Leave	0	14,995	14,995	March- Long service leave paid out for 2 members of staff
TOTAL 1 - Expenditure	0	14,995	14,995	
4 - Income				
911900-00-4075-000 Reimb - Legal Costs	-5,000	0	5,000	
TOTAL 4 - Income	-5,000	0	5,000	
6 - Capital Income				
911900-00-6835-000 LSL Reserve - Salaries	0	-14,995	-14,995	March - Reserve funding of LSL
TOTAL 6 - Capital Income	0	-14,995	-14,995	
TOTAL 911900 - City Facilities & Property	0	14,995	14,995	
911928 - 117 Epsom Ave				
1 - Expenditure				
911928-10-1271-000 Services - Other Consultants	55,000	75,000	20,000	Maintenance budget for residential property. October - Removal of unsafe asbestos shed and fencing on expiry of previous tenancy, in preparation for the property to go market for a new tenant. March- New crossover installed and pool pump and reticulation controller relocated into new shed.
TOTAL 1 - Expenditure	55,000	75,000	20,000	
4 - Income				
911928-00-4122-000 Rent/Lease	-36,551	-63,965	-27,414	Lease Fee increase by CPI
TOTAL 4 - Income	-36,551	-63,965	-27,414	
TOTAL 911928 - 117 Epsom Ave	55,000	75,000	20,000	
911929 - 4 Homewood St, Cloverdale				
1 - Expenditure				
911929-10-1271-000 Services - Other Consultants	10,000	15,000	5,000	Maintenance budget for residential property. March- Split system air con unit replaced
TOTAL 1 - Expenditure	10,000	15,000	5,000	
TOTAL 911929 - 4 Homewood St, Cloverdale	10,000	15,000	5,000	
911931 - 25 Brindley Street				
1 - Expenditure				
911931-10-1271-000 Services - Other Consultants	10,000	12,500	2,500	Maintenance budget for residential property. March- Roof repairs
TOTAL 1 - Expenditure	10,000	12,500	2,500	

Attachment 12.4.2 Budget Review Comparison

	Current Budget	Revised Budget	Movement	Comment
TOTAL 911931 - 25 Brindley Street	10,000	12,500	2,500	
911953 - HUB - NFP Tenancy 1 Income				
4 - Income				
911953-00-4073-000 Reimb - Utilities	-13,700	-24,660	-10,960	March- Increase in outgoings recovered based on audited figures from 23/24
TOTAL 4 - Income	-13,700	-24,660	-10,960	
TOTAL 911953 - HUB - NFP Tenancy 1 Income	-13,700	-24,660	-10,960	
911954 - 6A Homewood Street, Cloverdale				
1 - Expenditure				
911954-10-1271-000 Services - Other Consultants	17,500	35,000	17,500	Maintenance budget for residential property. March- Replace Aircon unit and shed- Roof repairs and ceiling replaced due to water ingress
TOTAL 1 - Expenditure	17,500	35,000	17,500	
4 - Income				
911954-00-4122-000 Rent/Lease	-20,280	-20,284	-4	-4 CPI Rent Increase March- Increase in outgoings recovered based on audited figures from 23/24
TOTAL 4 - Income	-20,280	-20,284	-4	
TOTAL 911954 - 6A Homewood Street, Cloverdale	17,500	35,000	17,500	
911955 - 6B Homewood Street, Cloverdale				
1 - Expenditure				
911955-10-1271-000 Services - Other Consultants	10,000	22,500	12,500	Maintenance budget for residential property. March- Air con and ceiling fans installed on premises- Gutters replaced
TOTAL 1 - Expenditure	10,000	22,500	12,500	
TOTAL 911955 - 6B Homewood Street, Cloverdale	10,000	22,500	12,500	
911957 - HUB - NFP Tenancy 2 Income				
4 - Income				
911957-00-4073-000 Reimb - Utilities	-4,150	-7,470	-3,320	
TOTAL 4 - Income	-4,150	-7,470	-3,320	
TOTAL 911957 - HUB - NFP Tenancy 2 Income	-4,150	-7,470	-3,320	
911958 - HUB - NFP Tenancy 3 Income				
4 - Income				
911958-00-4073-000 Reimb - Utilities	-8,900	-16,020	-7,120	March- Increase in outgoings recovered based on audited figures from 23/24
TOTAL 4 - Income	-8,900	-16,020	-7,120	
TOTAL 911958 - HUB - NFP Tenancy 3 Income	-8,900	-16,020	-7,120	
911959 - HUB - NFP Tenancy 4 Income				
4 - Income				
911959-00-4073-000 Reimb - Utilities	-10,430	-18,774	-8,344	
TOTAL 4 - Income	-10,430	-18,774	-8,344	
TOTAL 911959 - HUB - NFP Tenancy 4 Income	-10,430	-18,774	-8,344	
911960 - HUB - NFP Tenancy 5 Income				
4 - Income				
911960-00-4073-000 Reimb - Utilities	-16,000	-28,000	-12,000	March- Increase in outgoings recovered based on audited figures from 23/24
TOTAL 4 - Income	-16,000	-28,000	-12,000	
TOTAL 911960 - HUB - NFP Tenancy 5 Income	-16,000	-28,000	-12,000	
911961 - HUB - NFP Tenancy 6 Income				
4 - Income				
911961-00-4073-000 Reimb - Utilities	-17,300	-31,140	-13,840	March- Increase in outgoings recovered based on audited figures from 23/24

Attachment 12.4.2 Budget Review Comparison

	Current Budget	Revised Budget	Movement	Comment
TOTAL 4 - Income	-17,300	-31,140	-13,840	
TOTAL 911961 - HUB - NFP Tenancy 6 Income	-17,300	-31,140	-13,840	
911962 - HUB - NFP Tenancy 7 Income				
4 - Income				
911962-00-4073-000 Reimb - Utilities	-26,900	-48,240	-21,340	March- Increase in outgoings recovered based on audited figures from 23/24
TOTAL 4 - Income	-26,900	-48,240	-21,340	
TOTAL 911962 - HUB - NFP Tenancy 7 Income	-26,900	-48,240	-21,340	
911963 - HUB - NFP Tenancy 8 Income				
4 - Income				
911963-00-4073-000 Reimb - Utilities	-31,000	-55,800	-24,800	March- Increase in outgoings recovered based on audited figures from 23/24
TOTAL 4 - Income	-31,000	-55,800	-24,800	
TOTAL 911963 - HUB - NFP Tenancy 8 Income	-31,000	-55,800	-24,800	
911964 - HUB - NFP Tenancy 9 Income				
4 - Income				
911964-00-4073-000 Reimb - Utilities	-36,200	-65,160	-28,960	March- Increase in outgoings recovered based on audited figures from 23/24
TOTAL 4 - Income	-36,200	-65,160	-28,960	
TOTAL 911964 - HUB - NFP Tenancy 9 Income	-36,200	-65,160	-28,960	
911965 - HUB - NFP Tenancy 10 Income				
4 - Income				
911965-00-4073-000 Reimb - Utilities	-15,400	-22,176	-6,776	March- Increase in outgoings recovered based on audited figures from 23/24
TOTAL 4 - Income	-15,400	-22,176	-6,776	
TOTAL 911965 - HUB - NFP Tenancy 10 Income	-15,400	-22,176	-6,776	
911966 - HUB - NFP Tenancy 11 Income				
4 - Income				
911966-00-4073-000 Reimb - Utilities	-23,600	-42,480	-18,880	March- Increase in outgoings recovered based on audited figures from 23/24
TOTAL 4 - Income	-23,600	-42,480	-18,880	
TOTAL 911966 - HUB - NFP Tenancy 11 Income	-23,600	-42,480	-18,880	
911967 - HUB - NFP Tenancy 12 Income				
4 - Income				
911967-00-4073-000 Reimb - Utilities	-13,100	-23,580	-10,480	March- Increase in outgoings recovered based on audited figures from 23/24
TOTAL 4 - Income	-13,100	-23,580	-10,480	
TOTAL 911967 - HUB - NFP Tenancy 12 Income	-13,100	-23,580	-10,480	
B20099 - Belmont HUB - General				
1 - Expenditure				
B20099-00-1320-000 Power	150,698	170,948	20,250	
B20099-10-1290-000 Services - IT Support	0	5,000	5,000	March- IT support to Hub tenancies and meeting rooms, all services on charged as part of the outgoings budget.
TOTAL 1 - Expenditure	150,698	175,948	25,250	
TOTAL B20099 - Belmont HUB - General	150,698	175,948	25,250	
B81699 - Kewdale Community Centre Bld Mnt				
1 - Expenditure				
B81699-00-1320-000 Power	0	2,500	2,500	
B81699-10-1279-000 Services - Other	2,750	22,750	20,000	March- Remove damaged asbestos eaves and replace eaves
TOTAL 1 - Expenditure	2,750	25,250	22,500	

Attachment 12.4.2 Budget Review Comparison

	Current Budget	Revised Budget	Movement	Comment
TOTAL B81699 - Kewdale Community Centre Bld Mnt	2,750	25,250	22,500	
B81799 - Museum Building Bld Mnt				
1 - Expenditure				
B81799-00-1266-000 Services - Cleaning	5,000	7,500	2,500	Increased use of the building for City programs March- Budget from Arts & Crafts building consolidated into this line, as cleaning is billed jointly
B81799-10-1279-000 Services - Other	5,000	9,000	4,000	March- Replace fencing around building verandah
TOTAL 1 - Expenditure	10,000	16,500	6,500	
TOTAL B81799 - Museum Building Bld Mnt	10,000	16,500	6,500	
B81899 - Belmont Rsl Leake St Bld Mnt				
1 - Expenditure				
B81899-10-1279-000 Services - Other	25,500	32,500	7,000	October - Repairs to the roof March- Replace damaged asbestos fence on building perimeter
TOTAL 1 - Expenditure	25,500	32,500	7,000	
TOTAL B81899 - Belmont Rsl Leake St Bld Mnt	25,500	32,500	7,000	
B83349 - Youth & Family Services Centre – Sewerage Pump Station				
1 - Expenditure				
B83349-10-1265-000 Services - Equipment Maint.	5,500	10,500	5,000	March- Replace pump
TOTAL 1 - Expenditure	5,500	10,500	5,000	
TOTAL B83349 - Youth & Family Services Centre – Sewerage Pump Station	5,500	10,500	5,000	
B83399 - Youth and Family Services Cent				
1 - Expenditure				
B83399-00-1320-000 Power	24,932	27,631	2,700	March: Increase to contestable site electricity costs
TOTAL 1 - Expenditure	24,932	27,631	2,700	
TOTAL B83399 - Youth and Family Services Cent	24,932	27,631	2,700	
215 - Public Facilities				
930015 - Belmont Oval				
1 - Expenditure				
930015-00-1320-000 Power	351	390	40	
TOTAL 1 - Expenditure	351	390	40	
TOTAL 930015 - Belmont Oval	351	390	40	
220 - Technical Services				
994000 - Technical Services				
1 - Expenditure				
994000-00-1028-000 Street Lighting Electricity	0	18,000	18,000	March - revised and forecast budget spend for miscellaneous WP application fees, lighting reviews and maintenance upgrade requests to LED.
994000-00-1200-000 Salaries	1,029,406	984,756	-44,650	As per salaries worksheet. October - Salaries reduced, included in capital expenditure for design of 25/26 projects.
994000-00-1204-000 Long Service Leave	0	6,000	6,000	March - revised budget forecast spend for staff taking LSL.
994000-00-1216-000 Agency Staff	35,425	11,436	-23,989	City designer for design programme acceleration. October - Agency fees reduced, included in capital expenditure for design of 25/26 projects. March - Agency fees reduced, included in capital expenditure for design of 26/27 projects.
994000-00-1226-000 Stationery	1,500	6,000	4,500	Photocopying supplies and general office stationery. March - revised forecast budget spend.
994000-00-1235-000 Signs	0	5,000	5,000	March - revised forecast budget spend for misc traffic and parking related signs.
994000-00-1270-000 Services - Legal	12,000	6,000	-6,000	Easements, Deed of Access Agreements and general legal assistance DIS and MDAD. March - reduced budget and forecast budget spend this FY.
994000-00-1271-000 Services - Other Consultants	0	35,000	35,000	March - increased budget for engaging consultants for peer reviews and audits.
994000-00-1330-000 Subscriptions	3,000	25,000	22,000	Engineers Australia, Standards, journals, magazines or as required. March - revised forecast budget spend for design related software licences and upgrades.
994000-00-1399-000 Miscellaneous	2,000	15,000	13,000	Parking, association fees, minor petty cash costs. March - revised forecast spend.
TOTAL 1 - Expenditure	1,083,331	1,112,192	28,861	
6 - Capital Income				
994000-00-6835-000 LSL Reserve - Salaries	0	-6,000	-6,000	March - Reserve funding of LSL

Attachment 12.4.2 Budget Review Comparison

	Current Budget	Revised Budget	Movement	Comment
TOTAL 6 - Capital Income	0	-6,000	-6,000	
TOTAL 994000 - Technical Services	1,083,331	1,112,192	28,861	
994001 - Asset Management				
1 - Expenditure				
994001-00-1204-000 Long Service Leave	0	6,000	6,000	March - forecast and revised budget spend for staff LSL.
994001-00-1259-000 Chargeable Plant	2,000	10,000	8,000	Minor plant associated costs.
994001-00-1271-000 Services - Other Consultants	100,000	60,000	-40,000	March - revised and forecast spend for CCTV camera costs. Forecast spend on consultants for Asset Management IPWEA NAMS+ Maturity Audit, Systems Review, Asset Condition Inspections and Surveys, Community Levels of Service Survey, CCTV Drainage Inspections and Investigations. March - reduced forecast budget against service requirements, AM maturity audit contract award less than estimated.
TOTAL 1 - Expenditure	102,000	76,000	-26,000	
3 - Capital Expenditure				
994001-00-3857-000 Carry Forward Projects Reserve	0	200,000	200,000	March - \$200K for potential Carry Forwards relating to later delivery of vehicles
994001-32-3253-000 Fleet / Plant	922,017	716,477	-205,540	Replacement of FL01 (Mayoral Car), FL24, FL06, FL80, FL17, FL16, FL45, FL15, FL79, FL71, FL73, FL75, FL49, FL45, FL19, FL07, FL10, FL21, FL72, FL05, FL78, new Quickview Camera. October - Replace FL59, FL68, FL20, FL33, FL37, FL54, FL16, FL25 and Remove FL17, FL39, FL01, and FL10. March - Add FL04, FL41 Remove FL03. March - reduction of \$200K for potential Carry Forwards relating to later delivery of vehicles
TOTAL 3 - Capital Expenditure	922,017	916,477	-5,540	
6 - Capital Income				
994001-00-6835-000 LSL Reserve - Salaries	0	-6,000	-6,000	March - Reserve funding of LSL.
TOTAL 6 - Capital Income	0	-6,000	-6,000	
TOTAL 994001 - Asset Management	102,000	76,000	-26,000	
994003 - Traffic/Road Investigation				
1 - Expenditure				
994003-00-1271-000 Services - Other Consultants	180,000	130,000	-50,000	Civil Consultancy to develop 2025-2026 MRRG Submission, material testing and traffic management plan, Road Safety Audits as required by Main Roads WA for any State or National Black Spot submission, Abernethy Rd, Great Eastern Highway to Kewdale Rd Route Transportation Study and Redcliffe Area Study by consultants, stakeholder engagement and commencing preliminary or concept designs. March - forecast budget spend adjusted with traffic studies award values confirmed. Journal transfer required of approx. \$20k for traffic count survey costs for correct charging against 994003-00-1279-000
TOTAL 1 - Expenditure	180,000	130,000	-50,000	
TOTAL 994003 - Traffic/Road Investigation	180,000	130,000	-50,000	
235 - City Projects				
994007 - City Projects				
1 - Expenditure				
994007-40-1201-000 Wages	480	41	-439	Wages for general maintenance.
994007-40-1216-000 Agency Staff	240	0	-240	Minor repairs by mechanic.
994007-40-1224-000 Fuel	1,000	1,270	270	
994007-40-1225-000 External Repairs	0	534	534	
994007-40-1314-000 Ins. Prem - Motor Vehicle	562	437	-125	Annual insurance premium.
TOTAL 1 - Expenditure	2,282	2,282	0	
TOTAL 994007 - City Projects	2,282	2,282	0	
CP2202 - Belvidere Street Precinct Revitalisation				
1 - Expenditure				
CP2202-31-1271-000 Services - Other Consultants	328,834	346,007	17,173	CFWD \$239,080 for Stage 1 detailed design and Western Power UGP application. October - Additional funds transferred from capital projects reserve for design fees. March - Budget increase by \$17k - consultancy forecast cash flow revised
TOTAL 1 - Expenditure	328,834	346,007	17,173	
3 - Capital Expenditure				
CP2202-00-3858-000 Capital Projects Reserve	500,000	536,898	36,898	October - reallocation of funds held in Streetscape Reserve for this project

Attachment 12.4.2 Budget Review Comparison

	Current Budget	Revised Budget	Movement	Comment
TOTAL 3 - Capital Expenditure	500,000	536,898	36,898	
6 - Capital Income				
CP2202-00-6823-000 Streetscapes reserve	-500,000	-536,898	-36,898	October - reallocation of funds held in Streetscape Reserve for this project
CP2202-00-6858-000 Capital Projects Reserve	-358,921	-367,289	-8,368	2023/24 works CFWD at March Budget Review
				October - Reserve transfer amended to reflect funds required in 24/25
				March - Reserve transfer amended to exhaust funds in reserve
TOTAL 6 - Capital Income	-858,921	-904,187	-45,266	
TOTAL CP2202 - Belvidere Street Precinct Revitalisation	328,834	346,007	17,173	
CP2301 - Belmont Hub Major Defects Rectification				
1 - Expenditure				
CP2301-30-1279-000 Services - Other	326,479	6,479	-320,000	Construction of basement ramp canopy and associated services. Construction costs held in reserve until Tender approval
				October - Funds transferred reserve for construction works. March - CFWD \$320,000 for continuing construction works in next FY and forecast cash flow revised
TOTAL 1 - Expenditure	326,479	6,479	-320,000	
3 - Capital Expenditure				
CP2301-00-3858-000 Capital Projects Reserve	0	320,000	320,000	Transferred to project account for construction in 24/25
				October - funds transferred from reserve for construction works. March - Reserve transfer amended in line with carry forward
TOTAL 3 - Capital Expenditure	0	320,000	320,000	
6 - Capital Income				
CP2301-00-6858-000 Capital Projects Reserve	-176,479	0	176,479	Reserve funding using funds from Capital Projects Reserve from 2023/24
				October - funds transferred from reserve for construction works.
				March - Reserve transfer amended to reflect amended budget
TOTAL 6 - Capital Income	-176,479	0	176,479	
TOTAL CP2301 - Belmont Hub Major Defects Rectification	326,479	6,479	-320,000	
CP2401 - Wilson Park Precinct Redevelopment Zone 2				
1 - Expenditure				
CP2401-31-1271-000 Services - Other Consultants	290,000	206,000	-84,000	CFWD Superintendent and technical advice fees during construction.
CP2401-31-1279-000 Services - Other	2,000,000	2,500,000	500,000	Estimate of 24/25 construction spend as at 31-01-2024. Total construction estimate \$7.2m
				Construction costs held in reserve until Tender approval
				October - funds transferred to reserve until Tender Award
				December OCM - Reallocation of funds to be transferred to Reserve to expense per tender award.
				March - Forecast cash flow revised
TOTAL 1 - Expenditure	2,290,000	2,706,000	416,000	
6 - Capital Income				
CP2401-00-6035-000 Grant - Capital Improvements	-1,000,000	-1,500,000	-500,000	Department of Infrastructure Grant approved for \$2,000,000. \$1,000,000 in 24/25 and \$1,000,000 in 25/26
CP2401-00-6857-000 Carry Forward Projects Reserve	0	-117,456	-117,456	2023/24 works of CFWD at March Budget Review
				October - Reserve transfer amended to reflect funds transferred in 23/24
TOTAL 6 - Capital Income	-1,000,000	-1,617,456	-617,456	
TOTAL CP2401 - Wilson Park Precinct Redevelopment Zone 2	2,290,000	2,706,000	416,000	
CP2403 - Abernethy Sporting Precinct Zone 1				
6 - Capital Income				
CP2403-00-6858-000 Capital Projects Reserve	-86,580	-160,068	-73,488	Transfer of funds CFWD at March 23/24 budget review
				October - Reserve transfer amended to reflect funds required in 24/25
TOTAL 6 - Capital Income	-86,580	-160,068	-73,488	
TOTAL CP2403 - Abernethy Sporting Precinct Zone 1	0	0	0	
CP2404 - Abernethy Sporting Precinct Zone 2				
1 - Expenditure				
CP2404-31-1271-000 Services - Other Consultants	117,793	102,233	-15,560	October - funds transferred from reserve for advocacy planning. Additional funds required to undertake Belmont Oasis Geotechnical investigations.
				March - Consultancy forecast cash flow revised and variance of 15,560 identified.
TOTAL 1 - Expenditure	117,793	102,233	-15,560	

Attachment 12.4.2 Budget Review Comparison

	Current Budget	Revised Budget	Movement	Comment
TOTAL CP2404 - Abernethy Sporting Precinct Zone 2	117,793	102,233	-15,560	
CP2406 - Peet Park Revitalisation				
1 - Expenditure				
CP2406-30-1271-000 Services - Other Consultants	455,000	159,792	-295,208	October - additional funding required for design and documentation. Business case to Council September 2024 OCM. March - CFWD \$295,208 for design consultancy services in upcoming FY & forecast cash flow revised
TOTAL 1 - Expenditure	455,000	159,792	-295,208	
3 - Capital Expenditure				
CP2406-00-3858-000 Capital Projects Reserve	0	295,208	295,208	March - Reserve transfer revised based on CFWD
TOTAL 3 - Capital Expenditure	0	295,208	295,208	
6 - Capital Income				
CP2406-00-6858-000 Capital Projects Reserve	-112,841	0	112,841	2023/24 works CFWD at March Budget Review October - Reserve transfer amended to reflect funds required in 24/25
TOTAL 6 - Capital Income	-112,841	0	112,841	
TOTAL CP2406 - Peet Park Revitalisation	455,000	159,792	-295,208	
CP2408 - Civic Building Refurbishment				
1 - Expenditure				
CP2408-30-1271-000 Services - Other Consultants	150,000	165,000	15,000	March - Budget increase by \$15,000 and consultancy forecast cash flow revised. CFWD \$95,000 for concept design and business case development October - additional funds required for design variation to include Operations Centre in the scope of works.
TOTAL 1 - Expenditure	150,000	165,000	15,000	
TOTAL CP2408 - Civic Building Refurbishment	150,000	165,000	15,000	
PE2201 - Esplanade Foreshore Stabilisation and Landscaping				
1 - Expenditure				
PE2201-30-1279-000 Services - Other	130,000	1,500,000	1,370,000	CFWD \$75,000 Superintendent and technical advice fees for construction October - increased funds for additional design and technical support required by DBCA March - Budget transferred from PE2201-31-1271-00 & construction forecast cash flow revised
PE2201-31-1271-000 Services - Other Consultants	1,765,500	97,500	-1,668,000	CFWD \$1,317,325 Construction of foreshore stabilisation works. October - increased funds for design changes and time delays due to DBCA requirements. March - Large portion of budget transferred to PE2201-31-1279-000 & balance reduced to reflect forecast spend for remaining FY
TOTAL 1 - Expenditure	1,895,500	1,597,500	-298,000	
6 - Capital Income				
PE2201-00-6035-000 Grant - Capital Improvements	0	-230,082	-230,082	March - reallocation of Esplanade Foreshore funding from Parks
PE2201-00-6858-000 Capital Projects Reserve	-1,432,006	-1,166,506	265,500	October - Reserve transfer amended to reflect funds required in 24/25. March - Reserve transfer revised based on CFWD
TOTAL 6 - Capital Income	-1,432,006	-1,396,588	35,418	
TOTAL PE2201 - Esplanade Foreshore Stabilisation and Landscaping	1,895,500	1,597,500	-298,000	
PE2501 - Urban Greening				
1 - Expenditure				
PE2501-30-1032-000 Grant - Operating	0	-343,000	-343,000	March - WALGA Urban Greening Funding
PE2501-30-1279-000 Services - Other	0	686,000	686,000	March - Urban Greening Project (50% funded by WALGA)
TOTAL 1 - Expenditure	0	343,000	343,000	
TOTAL PE2501 - Urban Greening	0	343,000	343,000	
PS2401 - Bilya Kard Boodja Lookout Foreshore Stabilisation				
1 - Expenditure				
PS2401-30-1271-000 Services - Other Consultants	100,000	63,182	-36,818	CFWD \$50,000 design and application fees for DBCA and DPLH approvals. October - funds transferred from reserve for design fees and S18 Application. March - CFWD \$36,818 for future applications and approval processes
TOTAL 1 - Expenditure	100,000	63,182	-36,818	
6 - Capital Income				

Attachment 12.4.2 Budget Review Comparison

	Current Budget	Revised Budget	Movement	Comment
PS2401-00-6858-000 Capital Projects Reserve	-121,324	-84,506	36,818	Reserve funding using funds from Capital Projects Reserve from 2023/24 October - Reserve transfer amended to reflect funds required in 24/25
TOTAL 6 - Capital Income	-121,324	-84,506	36,818	
TOTAL PS2401 - Bilya Kard Boodja Lookout Foreshore Stabilisation	100,000	63,182	-36,818	
240 - Road Construction				
990000 - Roadworks				
6 - Capital Income				
990000-00-6024-000 Grant - Other Roads	-610,591	-451,005	159,586	Roads to recovery grant amount TBC. October - RTR funding confirmed June 2024, \$610,591 x five years. March: Roads to Recovery funding confirmation less than expected.
TOTAL 6 - Capital Income	-610,591	-451,005	159,586	
TOTAL 990000 - Roadworks	0	0	0	
WR2232 - Hardey Rd - Durban St / Frederick St intersection				
1 - Expenditure				
WR2232-30-1200-000 Salaries	0	1,952	1,952	March - Budget increased to match construction estimate.
WR2232-30-1201-000 Wages	2,788	1,952	-836	Capital funds transferred from Carry Forward Reserve.
WR2232-30-1213-000 Salaries - Supervisors	1,858	1,952	94	
WR2232-30-1216-000 Agency Staff	1,500	1,952	452	
WR2232-30-1219-000 Overheads	9,834	14,346	4,512	
WR2232-30-1222-000 Materials	750	976	226	
WR2232-30-1253-000 Fleet / Plant	1,500	976	-524	
WR2232-30-1279-000 Services - Other	46,989	73,485	26,496	
TOTAL 1 - Expenditure	65,219	97,591	32,372	
TOTAL WR2232 - Hardey Rd - Durban St / Frederick St intersection	65,219	97,591	32,372	
WR2312 - Fulham Street - Fisher Street New Roundabout and Lighting				
1 - Expenditure				
WR2312-30-1200-000 Salaries	0	1,100	1,100	March - Modifications to new roundabout required.
WR2312-30-1201-000 Wages	0	1,100	1,100	
WR2312-30-1213-000 Salaries - Supervisors	0	1,100	1,100	
WR2312-30-1216-000 Agency Staff	0	1,100	1,100	
WR2312-30-1219-000 Overheads	0	8,085	8,085	
WR2312-30-1222-000 Materials	0	550	550	
WR2312-30-1253-000 Fleet / Plant	0	550	550	
WR2312-30-1271-000 Services - Other Consultants	0	14,208	14,208	
WR2312-30-1279-000 Services - Other	0	27,207	27,207	
TOTAL 1 - Expenditure	0	55,000	55,000	
6 - Capital Income				
WR2312-00-6024-000 Grant - Other Roads	0	-57,143	-57,143	March - Project variation approved for additional funding.
TOTAL 6 - Capital Income	0	-57,143	-57,143	
TOTAL WR2312 - Fulham Street - Fisher Street New Roundabout	0	55,000	55,000	
WR2404 - Kooyong Road - Francisco St Roundabout				
1 - Expenditure				
WR2404-30-1200-000 Salaries	0	814	814	
WR2404-30-1201-000 Wages	5,372	4,608	-764	Capital funds transferred from Carry Forward Reserve.
WR2404-30-1213-000 Salaries - Supervisors	3,717	4,608	891	
WR2404-30-1216-000 Agency Staff	3,000	4,608	1,608	
WR2404-30-1219-000 Overheads	19,342	33,870	14,528	
WR2404-30-1222-000 Materials	1,500	2,304	804	
WR2404-30-1253-000 Fleet / Plant	0	2,304	2,304	
WR2404-30-1279-000 Services - Other	37,642	177,298	139,656	
TOTAL 1 - Expenditure	70,573	230,414	159,841	
TOTAL WR2404 - Kooyong Road - Francisco St Roundabout	70,573	230,414	159,841	
WR2420 - Stanton Road – Central Ave to Epsom Ave (LCURS)				
1 - Expenditure				

Attachment 12.4.2 Budget Review Comparison

	Current Budget	Revised Budget	Movement	Comment
WR2420-30-1201-000 Wages	16,925	0	-16,925	Capital f-274113unds transferred from Carry Forward Reserve. March: Budget reduced funds to be carried forward to 25/26.
WR2420-30-1213-000 Salaries - Supervisors	3,563	0	-3,563	March: Budget reduced funds to be carried forward to 25/26.
WR2420-30-1216-000 Agency Staff	5,290	0	-5,290	March: Budget reduced funds to be carried forward to 25/26.
WR2420-30-1219-000 Overheads	41,245	0	-41,245	March: Budget reduced funds to be carried forward to 25/26.
WR2420-30-1222-000 Materials	2,898	0	-2,898	March: Budget reduced funds to be carried forward to 25/26.
WR2420-30-1253-000 Fleet / Plant	17,248	0	-17,248	March: Budget reduced funds to be carried forward to 25/26.
WR2420-30-1271-000 Services - Other Consultants	47,026	0	-47,026	March: Budget reduced funds to be carried forward to 25/26.
WR2420-30-1279-000 Services - Other	53,797	62,506	8,709	March: Budget reduced funds to be carried forward to 25/26.
WR2420-30-1296-000 Services - Lighting	26,720	7,854	-18,866	March: Budget reduced funds to be carried forward to 25/26.
TOTAL 1 - Expenditure	214,712	70,360	-144,352	
6 - Capital Income				
WR2420-00-6857-000 Carry Forward Projects Reserve	-274,113	-129,761	144,352	2023/24 works CFWD at March Budget Review October - Reserve transfer amended to reflect actual transfer to reserve 23/24 March: Budget reduced funds to be carried forward to 25/26.
TOTAL 6 - Capital Income	-274,113	-129,761	144,352	
TOTAL WR2420 - Stanton Road – Central Ave to Epsom Ave (LC)	214,712	70,360	-144,352	
WR2501 - General Isolated Treatments				
1 - Expenditure				
WR2501-30-1200-000 Salaries	1,158	559	-599	General isolated projects arising through the year.
WR2501-30-1201-000 Wages	1,158	559	-599	
WR2501-30-1213-000 Salaries - Supervisors	1,158	559	-599	
WR2501-30-1216-000 Agency Staff	1,158	559	-599	
WR2501-30-1219-000 Overheads	5,558	4,105	-1,453	
WR2501-30-1222-000 Materials	580	279	-301	
WR2501-30-1253-000 Fleet / Plant	580	279	-301	
WR2501-30-1271-000 Services - Other Consultants	1,158	559	-599	
WR2501-30-1279-000 Services - Other	45,418	20,470	-24,948	
TOTAL 1 - Expenditure	57,926	27,928	-29,998	
TOTAL WR2501 - General Isolated Treatments	57,926	27,928	-29,998	
WR2502 - Various Resurfacing				
1 - Expenditure				
WR2502-30-1200-000 Salaries	1,158	559	-599	General isolated projects arising through the year.
WR2502-30-1201-000 Wages	1,158	559	-599	
WR2502-30-1213-000 Salaries - Supervisors	1,158	559	-599	
WR2502-30-1216-000 Agency Staff	1,158	559	-599	
WR2502-30-1219-000 Overheads	5,558	4,105	-1,453	
WR2502-30-1222-000 Materials	580	279	-301	
WR2502-30-1253-000 Fleet / Plant	580	279	-301	
WR2502-30-1271-000 Services - Other Consultants	1,158	559	-599	
WR2502-30-1279-000 Services - Other	45,418	20,470	-24,948	
TOTAL 1 - Expenditure	57,926	27,928	-29,998	
TOTAL WR2502 - Various Resurfacing	57,926	27,928	-29,998	
WR2504 - Newey Street:Acton Ave to St Kilda Rd				
1 - Expenditure				
WR2504-30-1200-000 Salaries	360	0	-360	Resurfacing, profile + 30mm Dense grade asphalt (DGA). March - Budget increased to match actual construction costs.
WR2504-30-1201-000 Wages	360	1,058	698	
WR2504-30-1213-000 Salaries - Supervisors	360	216	-144	
WR2504-30-1216-000 Agency Staff	360	1,915	1,555	
WR2504-30-1219-000 Overheads	1,728	6,427	4,699	
WR2504-30-1222-000 Materials	180	1,100	920	
WR2504-30-1253-000 Fleet / Plant	180	1,520	1,340	
WR2504-30-1271-000 Services - Other Consultants	360	0	-360	
WR2504-30-1279-000 Services - Other	14,092	20,744	6,652	
TOTAL 1 - Expenditure	17,980	32,980	15,000	
TOTAL WR2504 - Newey Street:Acton Ave to St Kilda Rd	17,980	32,980	15,000	

Attachment 12.4.2 Budget Review Comparison

	Current Budget	Revised Budget	Movement	Comment
WR2505 - Toorak Road: GEH to Newey St				
1 - Expenditure				
WR2505-30-1201-000 Wages	1,181	124	-1,057	
WR2505-30-1213-000 Salaries - Supervisors	1,181	249	-932	
WR2505-30-1216-000 Agency Staff	1,181	125	-1,056	
WR2505-30-1219-000 Overheads	5,669	910	-4,759	
WR2505-30-1222-000 Materials	590	0	-590	
WR2505-30-1253-000 Fleet / Plant	590	104	-486	
WR2505-30-1279-000 Services - Other	46,294	47,240	946	
TOTAL 1 - Expenditure	56,686	48,752	-7,934	
TOTAL WR2505 - Toorak Road: GEH to Newey St	56,686	48,752	-7,934	
WR2506 - Toorak Road: Newey St to Chamberlain Rd				
1 - Expenditure				
WR2506-30-1201-000 Wages	1,937	340	-1,597	
WR2506-30-1213-000 Salaries - Supervisors	1,937	345	-1,592	
WR2506-30-1216-000 Agency Staff	1,937	838	-1,099	
WR2506-30-1219-000 Overheads	9,298	3,042	-6,256	
WR2506-30-1222-000 Materials	968	286	-682	
WR2506-30-1253-000 Fleet / Plant	968	312	-656	
WR2506-30-1279-000 Services - Other	75,922	55,751	-20,171	
TOTAL 1 - Expenditure	92,967	60,914	-32,053	
TOTAL WR2506 - Toorak Road: Newey St to Chamberlain Rd	92,967	60,914	-32,053	
WR2507 - Toorak Road: Chaimberlain Rd to CDS (Copley Park)				
1 - Expenditure				
WR2507-30-1201-000 Wages	845	443	-402	
WR2507-30-1213-000 Salaries - Supervisors	845	210	-635	
WR2507-30-1216-000 Agency Staff	845	1,003	158	
WR2507-30-1219-000 Overheads	4,056	3,269	-787	
WR2507-30-1222-000 Materials	422	0	-422	
WR2507-30-1253-000 Fleet / Plant	422	390	-32	
WR2507-30-1279-000 Services - Other	33,107	31,132	-1,975	
TOTAL 1 - Expenditure	40,542	36,447	-4,095	
TOTAL WR2507 - Toorak Road: Chaimberlain Rd to CDS (Copley)	40,542	36,447	-4,095	
WR2513 - Ennis Place: Epsom Ave to End				
1 - Expenditure				
WR2513-30-1200-000 Salaries	519	0	-519	Resurfacing, profile + 30mm Dense grade asphalt (DGA). March - Budget increased to matc actual construction costs.
WR2513-30-1201-000 Wages	519	1,863	1,344	
WR2513-30-1213-000 Salaries - Supervisors	519	325	-194	
WR2513-30-1216-000 Agency Staff	519	960	441	
WR2513-30-1219-000 Overheads	2,491	5,636	3,145	
WR2513-30-1222-000 Materials	260	127	-133	
WR2513-30-1253-000 Fleet / Plant	260	2,106	1,846	
WR2513-30-1279-000 Services - Other	20,367	22,253	1,886	
TOTAL 1 - Expenditure	25,454	33,270	7,816	
TOTAL WR2513 - Ennis Place: Epsom Ave to End	25,454	33,270	7,816	
WR2515 - Ascot Place: Epsom Ave to End				
1 - Expenditure				
WR2515-30-1201-000 Wages	1,965	2,143	178	
WR2515-30-1213-000 Salaries - Supervisors	1,965	757	-1,208	
WR2515-30-1216-000 Agency Staff	1,965	2,190	225	
WR2515-30-1219-000 Overheads	9,432	9,405	-27	
WR2515-30-1222-000 Materials	982	920	-62	
WR2515-30-1253-000 Fleet / Plant	982	2,502	1,520	
WR2515-30-1279-000 Services - Other	77,018	60,594	-16,424	
TOTAL 1 - Expenditure	94,309	78,511	-15,798	

Attachment 12.4.2 Budget Review Comparison

	Current Budget	Revised Budget	Movement	Comment
TOTAL WR2515 - Ascot Place: Epsom Ave to End	94,309	78,511	-15,798	
WR2516 - Keymer Street: Durban St to End (#71)				
1 - Expenditure				
WR2516-30-1201-000 Wages	1,649	2,073	424	
WR2516-30-1213-000 Salaries - Supervisors	1,649	687	-962	
WR2516-30-1216-000 Agency Staff	1,649	2,805	1,156	
WR2516-30-1219-000 Overheads	7,915	11,087	3,172	
WR2516-30-1222-000 Materials	824	2,207	1,383	
WR2516-30-1253-000 Fleet / Plant	824	1,560	736	
WR2516-30-1279-000 Services - Other	64,633	71,724	7,091	
TOTAL 1 - Expenditure	79,143	92,143	13,000	
TOTAL WR2516 - Keymer Street: Durban St to End (#71)	79,143	92,143	13,000	
WR2518 - Paulette Way: Coffey Rd to O'Mara Pl				
1 - Expenditure				
WR2518-30-1201-000 Wages	1,989	2,595	606	
WR2518-30-1213-000 Salaries - Supervisors	1,989	361	-1,628	
WR2518-30-1216-000 Agency Staff	1,989	2,445	456	
WR2518-30-1219-000 Overheads	14,621	10,833	-3,788	
WR2518-30-1222-000 Materials	995	2,530	1,535	
WR2518-30-1253-000 Fleet / Plant	995	2,866	1,871	
WR2518-30-1279-000 Services - Other	76,884	86,318	9,434	
TOTAL 1 - Expenditure	99,462	107,948	8,486	
TOTAL WR2518 - Paulette Way: Coffey Rd to O'Mara Pl	99,462	107,948	8,486	
WR2520 - Hendra Street: Fisher St to CDS (Abernethy Rd)				
1 - Expenditure				
WR2520-30-1201-000 Wages	3,405	2,757	-648	
WR2520-30-1213-000 Salaries - Supervisors	3,405	2,757	-648	
WR2520-30-1216-000 Agency Staff	3,405	2,757	-648	
WR2520-30-1219-000 Overheads	16,344	20,263	3,919	
WR2520-30-1222-000 Materials	1,702	1,378	-324	
WR2520-30-1253-000 Fleet / Plant	1,702	1,378	-324	
WR2520-30-1279-000 Services - Other	133,460	106,551	-26,909	
TOTAL 1 - Expenditure	163,423	137,841	-25,582	
TOTAL WR2520 - Hendra Street: Fisher St to CDS (Abernethy Rd)	163,423	137,841	-25,582	
WR2521 - Oakland Avenue: Gabriel St to Keane St				
1 - Expenditure				
WR2521-30-1201-000 Wages	2,073	1,278	-795	
WR2521-30-1213-000 Salaries - Supervisors	2,073	257	-1,816	
WR2521-30-1216-000 Agency Staff	2,073	1,698	-375	
WR2521-30-1219-000 Overheads	15,233	6,414	-8,819	
WR2521-30-1222-000 Materials	1,036	607	-429	
WR2521-30-1253-000 Fleet / Plant	1,036	1,144	108	
WR2521-30-1279-000 Services - Other	80,105	80,794	689	
TOTAL 1 - Expenditure	103,629	92,192	-11,437	
TOTAL WR2521 - Oakland Avenue: Gabriel St to Keane St	103,629	92,192	-11,437	
WR2524 - Hotchkiss Place: Cohn St to CDS				
1 - Expenditure				
WR2524-30-1200-000 Salaries	1,295	0	-1,295	Resurfacing, profile + 50mm 2 layer SMA + DGA. March - Budget increased to match estimated construction costs.
WR2524-30-1201-000 Wages	1,295	1,395	100	
WR2524-30-1213-000 Salaries - Supervisors	1,295	1,395	100	
WR2524-30-1216-000 Agency Staff	1,295	1,395	100	
WR2524-30-1219-000 Overheads	6,216	10,256	4,040	
WR2524-30-1222-000 Materials	647	698	51	
WR2524-30-1253-000 Fleet / Plant	647	698	51	
WR2524-30-1271-000 Services - Other Consultants	1,295	0	-1,295	
WR2524-30-1279-000 Services - Other	50,757	53,929	3,172	

Attachment 12.4.2 Budget Review Comparison

	Current Budget	Revised Budget	Movement	Comment
TOTAL 1 - Expenditure	64,742	69,766	5,024	
3 - Capital Expenditure				
.. WR2524-00-3858-000 Capital Projects Reserve	55,000	0	-55,000	Transfer of funds to Capital Project Reserve March - Project to be completed in FY24, no reserve transfer required
TOTAL 3 - Capital Expenditure	55,000	0	-55,000	
TOTAL WR2524 - Hotckin Place: Cohn St to CDS	64,742	69,766	5,024	
WR2525 - Corser Street: Orrong Rd to CDS (Rosina St)				
1 - Expenditure				
WR2525-30-1200-000 Salaries	1,261	0	-1,261	Resurfacing, profile + 50mm 2 layer SMA + DGA. March - Budget increased to match estimated construction costs.
WR2525-30-1201-000 Wages	1,261	1,358	97	
WR2525-30-1213-000 Salaries - Supervisors	1,261	1,358	97	
WR2525-30-1216-000 Agency Staff	1,261	1,358	97	
WR2525-30-1219-000 Overheads	6,053	9,979	3,926	
WR2525-30-1222-000 Materials	631	679	48	
WR2525-30-1253-000 Fleet / Plant	631	678	47	
WR2525-30-1271-000 Services - Other Consultants	1,261	0	-1,261	
WR2525-30-1279-000 Services - Other	49,452	52,476	3,024	
TOTAL 1 - Expenditure	63,072	67,886	4,814	
3 - Capital Expenditure				
.. WR2525-00-3858-000 Capital Projects Reserve	55,000	0	-55,000	Transfer of funds to Capital Project Reserve March - Project to be completed in FY24, no reserve transfer required
TOTAL 3 - Capital Expenditure	55,000	0	-55,000	
TOTAL WR2525 - Corser Street: Orrong Rd to CDS (Rosina St)	63,072	67,886	4,814	
WR2526 - Orrong Place: Orrong Rd to CDS (Rosina St)				
1 - Expenditure				
WR2526-30-1200-000 Salaries	799	0	-799	Resurfacing, profile + 30mm Dense grade asphalt (DGA). March - Budget reduced to match estimated construction cost.
WR2526-30-1201-000 Wages	799	691	-108	
WR2526-30-1213-000 Salaries - Supervisors	799	691	-108	
WR2526-30-1216-000 Agency Staff	799	691	-108	
WR2526-30-1219-000 Overheads	3,835	5,078	1,243	
WR2526-30-1222-000 Materials	399	345	-54	
WR2526-30-1253-000 Fleet / Plant	399	347	-52	
WR2526-30-1271-000 Services - Other Consultants	799	0	-799	
WR2526-30-1279-000 Services - Other	31,298	26,702	-4,596	
TOTAL 1 - Expenditure	39,926	34,545	-5,381	
3 - Capital Expenditure				
.. WR2526-00-3858-000 Capital Projects Reserve	30,000	0	-30,000	Transfer of funds to Capital Project Reserve March - Project to be completed in FY24, no reserve transfer required
TOTAL 3 - Capital Expenditure	30,000	0	-30,000	
TOTAL WR2526 - Orrong Place: Orrong Rd to CDS (Rosina St)	39,926	34,545	-5,381	
WR2527 - Rosina Street: President St to Briggs St				
1 - Expenditure				
WR2527-30-1200-000 Salaries	1,305	0	-1,305	Resurfacing, profile + 30mm stone mastic asphalt (SMA). March - Budget increased to match estimated construction cost.
WR2527-30-1201-000 Wages	1,305	1,657	352	
WR2527-30-1213-000 Salaries - Supervisors	1,305	1,657	352	
WR2527-30-1216-000 Agency Staff	1,305	1,657	352	
WR2527-30-1219-000 Overheads	6,264	12,176	5,912	
WR2527-30-1222-000 Materials	652	828	176	
WR2527-30-1253-000 Fleet / Plant	652	828	176	
WR2527-30-1271-000 Services - Other Consultants	1,305	0	-1,305	
WR2527-30-1279-000 Services - Other	51,148	64,024	12,876	
TOTAL 1 - Expenditure	65,241	82,827	17,586	

Attachment 12.4.2 Budget Review Comparison

	Current Budget	Revised Budget	Movement	Comment
3 - Capital Expenditure				
.. WR2527-00-3858-000 Capital Projects Reserve	55,000	0	-55,000	Transfer of funds to Capital Project Reserve March - Project to be completed in FY24, no reserve transfer required
TOTAL 3 - Capital Expenditure	55,000	0	-55,000	
TOTAL WR2527 - Rosina Street: President St to Briggs St	65,241	82,827	17,586	
WR2528 - Francisco Street: Kooyong Rd Roundabout				
1 - Expenditure				
WR2528-30-1201-000 Wages	1,727	3,129	1,402	
WR2528-30-1213-000 Salaries - Supervisors	1,727	3,129	1,402	
WR2528-30-1216-000 Agency Staff	1,727	3,129	1,402	
WR2528-30-1219-000 Overheads	8,290	22,995	14,705	
WR2528-30-1222-000 Materials	864	1,564	700	
WR2528-30-1253-000 Fleet / Plant	864	1,564	700	
WR2528-30-1279-000 Services - Other	71,156	120,917	49,761	
TOTAL 1 - Expenditure	86,355	156,427	70,072	
3 - Capital Expenditure				
.. WR2528-00-3858-000 Capital Projects Reserve	75,000	0	-75,000	Transfer of funds to Capital Project Reserve
TOTAL 3 - Capital Expenditure	75,000	0	-75,000	
TOTAL WR2528 - Francisco Street: Kooyong Rd Roundabout	86,355	156,427	70,072	
WR2529 - Acton Avenue: CDS Connection at Wicca Park				
3 - Capital Expenditure				
.. WR2529-00-3858-000 Capital Projects Reserve	45,000	0	-45,000	Transfer of funds to Capital Project Reserve March - Project to be completed in FY24, no reserve transfer required
TOTAL 3 - Capital Expenditure	45,000	0	-45,000	
TOTAL WR2529 - Acton Avenue: CDS Connection at Wicca Park	0	0	0	
WR2530 - Daly Street: Oswell St kerb realignment				
1 - Expenditure				
WR2530-30-1201-000 Wages	589	1,647	1,058	
WR2530-30-1213-000 Salaries - Supervisors	589	562	-27	
WR2530-30-1216-000 Agency Staff	589	1,079	490	
WR2530-30-1219-000 Overheads	2,827	6,309	3,482	
WR2530-30-1222-000 Materials	294	256	-38	
WR2530-30-1253-000 Fleet / Plant	294	115	-179	
WR2530-30-1279-000 Services - Other	24,243	21,112	-3,131	
TOTAL 1 - Expenditure	29,425	31,080	1,655	
TOTAL WR2530 - Daly Street: Oswell St kerb realignment	29,425	31,080	1,655	
WR2531 - Abernethy Road: Campbell St to Alexander Rd				
1 - Expenditure				
WR2531-30-1200-000 Salaries	10,662	0	-10,662	Foamed Bitumen Stabilisation, north bound.
WR2531-30-1271-000 Services - Other Consultants	10,662	0	-10,662	
WR2531-30-1279-000 Services - Other	417,964	439,288	21,324	
TOTAL 1 - Expenditure	439,288	439,288	0	
3 - Capital Expenditure				
.. WR2531-00-3858-000 Capital Projects Reserve	450,000	0	-450,000	Transfer of funds to Capital Project Reserve. March - Project to be completed in FY24, no reserve transfer required
TOTAL 3 - Capital Expenditure	450,000	0	-450,000	
TOTAL WR2531 - Abernethy Road: Campbell St to Alexander Rd	439,288	439,288	0	
WR2532 - Abernethy Road: Alexander Rd to Wright St				
1 - Expenditure				
WR2532-30-1200-000 Salaries	8,445	2,417	-6,028	Design and investigation for 25/26 MRRG project. October - Project included pending confirmation of grant funding by MRWA.

Attachment 12.4.2 Budget Review Comparison

	Current Budget	Revised Budget	Movement	Comment
WR2532-30-1279-000 Services - Other	317,949	323,977	6,028	
TOTAL 1 - Expenditure	326,394	326,394	0	
TOTAL WR2532 - Abernethy Road: Alexander Rd to Wright St	326,394	326,394	0	
WR2535 - Belmont Avenue: Alexander Rd to Wight St				
1 - Expenditure				
WR2535-30-1200-000 Salaries	5,877	0	-5,877	Resurfacing, profile + 75mm 2 layer SMA 35 + DGA 40. March - Budget increased to match estimated construction cost.
WR2535-30-1271-000 Services - Other Consultants	5,877	0	-5,877	
WR2535-30-1279-000 Services - Other	230,380	278,456	48,076	
TOTAL 1 - Expenditure	242,134	278,456	36,322	
3 - Capital Expenditure				
WR2535-00-3858-000 Capital Projects Reserve	200,000	0	-200,000	Transfer of funds to Capital Project Reserve March - Project to be completed in FY24, no reserve transfer required
TOTAL 3 - Capital Expenditure	200,000	0	-200,000	
TOTAL WR2535 - Belmont Avenue: Alexander Rd to Wight St	242,134	278,456	36,322	
WR2536 - Grandstand Rd				
1 - Expenditure				
WR2536-30-1279-000 Services - Other	166,492	191,334	24,842	
TOTAL 1 - Expenditure	166,492	191,334	24,842	
TOTAL WR2536 - Grandstand Rd	166,492	191,334	24,842	
WR2539 - Abernethy Road: Fulham St to Leach Hwy (D&I)				
1 - Expenditure				
WR2539-30-1201-000 Wages	0	2,100	2,100	
WR2539-30-1213-000 Salaries - Supervisors	0	2,100	2,100	
WR2539-30-1216-000 Agency Staff	0	2,100	2,100	
WR2539-30-1219-000 Overheads	0	15,435	15,435	
WR2539-30-1222-000 Materials	0	1,050	1,050	
WR2539-30-1253-000 Fleet / Plant	0	1,050	1,050	
WR2539-30-1271-000 Services - Other Consultants	14,000	16,100	2,100	
WR2539-30-1279-000 Services - Other	0	79,065	79,065	
TOTAL 1 - Expenditure	14,000	119,000	105,000	
TOTAL WR2539 - Abernethy Road: Fulham St to Leach Hwy (D&I)	14,000	119,000	105,000	
WR2541 - West Redcliffe Traffic Study				
1 - Expenditure				
WR2541-30-1200-000 Salaries	18,000	0	-18,000	Design and utility outcomes following traffic study. March: Budget reduced funds to be carried forward to 25/26.
WR2541-30-1279-000 Services - Other	42,000	0	-42,000	March: Budget reduced funds to be carried forward to 25/26.
TOTAL 1 - Expenditure	60,000	0	-60,000	
3 - Capital Expenditure				
WR2541-00-3857-000 Carry Forward Projects Reserve	0	60,000	60,000	March: Carried forward funds to be transferred to Reserve
TOTAL 3 - Capital Expenditure	0	60,000	60,000	
TOTAL WR2541 - West Redcliffe Traffic Study	60,000	0	-60,000	
WR2542 - Belgravia Street: Alexander Rd to Fairbrother St (speed hump)				
1 - Expenditure				
WR2542-30-1200-000 Salaries	984	0	-984	Speed humps and street lighting review. March: Black spot funding project not approved by MRWA.
WR2542-30-1201-000 Wages	984	0	-984	
WR2542-30-1213-000 Salaries - Supervisors	984	0	-984	
WR2542-30-1216-000 Agency Staff	984	0	-984	
WR2542-30-1219-000 Overheads	4,723	0	-4,723	
WR2542-30-1222-000 Materials	492	0	-492	
WR2542-30-1253-000 Fleet / Plant	492	0	-492	

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	Current Budget	Revised Budget	Movement	Comment
WR2542-30-1271-000 Services - Other Consultants	984	0	-984	
WR2542-30-1279-000 Services - Other	38,592	0	-38,592	
TOTAL 1 - Expenditure	49,219	0	-49,219	
3 - Capital Expenditure				
.. WR2542-00-3858-000 Capital Projects Reserve	40,000	86,719	46,719	Transfer of funds to Capital Project Reserve
TOTAL 3 - Capital Expenditure	40,000	86,719	46,719	
TOTAL WR2542 - Belgravia Street: Alexander Rd to Fairbrother St	49,219	0	-49,219	
WR2544 - Oasis Car Park Entrance				
1 - Expenditure				
WR2544-30-1200-000 Salaries	0	2,249	2,249	March - Budget created to rehabilitate Oasis entry.
WR2544-30-1201-000 Wages	0	2,249	2,249	
WR2544-30-1213-000 Salaries - Supervisors	0	2,249	2,249	
WR2544-30-1216-000 Agency Staff	0	2,249	2,249	
WR2544-30-1219-000 Overheads	0	16,527	16,527	
WR2544-30-1222-000 Materials	0	1,124	1,124	
WR2544-30-1253-000 Fleet / Plant	0	1,124	1,124	
WR2544-30-1279-000 Services - Other	0	84,658	84,658	
TOTAL 1 - Expenditure	0	112,429	112,429	
TOTAL WR2544 - Oasis Car Park Entrance	0	112,429	112,429	
WR2655 - Abernethy Road: Alexander Rd. to Wright St.				
1 - Expenditure				
WR2655-30-1200-000 Salaries	13,543	0	-13,543	October - Budget added to design only for 25/26 project. March - Project received advanced funding for 24/25.
TOTAL 1 - Expenditure	13,543	0	-13,543	
TOTAL WR2655 - Abernethy Road: Alexander Rd. to Wright St.	13,543	0	-13,543	
WR2703 - Arlunya Avenue: Wright St-Fulham St				
1 - Expenditure				
WR2703-30-1200-000 Salaries	0	6,346	6,346	March - Budget created for design costs for 26/27 project.
TOTAL 1 - Expenditure	0	6,346	6,346	
TOTAL WR2703 - Arlunya Avenue: Wright St-Fulham St	0	6,346	6,346	
WR2704 - Armadale Road: Fulham St-Oats St				
1 - Expenditure				
WR2704-30-1200-000 Salaries	0	6,346	6,346	March - Budget created for design costs for 26/27 project.
TOTAL 1 - Expenditure	0	6,346	6,346	
TOTAL WR2704 - Armadale Road: Fulham St-Oats St	0	6,346	6,346	
WR2705 - Connell St: Daly St-Harley st				
1 - Expenditure				
WR2705-30-1200-000 Salaries	0	6,346	6,346	March - Budget created for design costs for 26/27 project.
TOTAL 1 - Expenditure	0	6,346	6,346	
TOTAL WR2705 - Connell St: Daly St-Harley st	0	6,346	6,346	
WR2706 - Fulham Street: Abernethy Rd-Belgravia St				
1 - Expenditure				
WR2706-30-1200-000 Salaries	0	6,346	6,346	March - Budget created for design costs for 26/27 project.
TOTAL 1 - Expenditure	0	6,346	6,346	
TOTAL WR2706 - Fulham Street: Abernethy Rd-Belgravia St	0	6,346	6,346	
WR2707 - Kimberley Street: CoS at GEH-Barker St				
1 - Expenditure				

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	Current Budget	Revised Budget	Movement	Comment
WR2707-30-1216-000 Agency Staff	0	7,995	7,995	March - Budget created for design costs for 26/27 project.
TOTAL 1 - Expenditure	0	7,995	7,995	
TOTAL WR2707 - Kimberley Street:CoS at GEH-Barker St	0	7,995	7,995	
WR2708 - La Page:CoS at GEH-Barker St				
1 - Expenditure				
WR2708-30-1200-000 Salaries	0	4,817	4,817	March - Budget created for design costs for 26/27 project.
TOTAL 1 - Expenditure	0	4,817	4,817	
TOTAL WR2708 - La Page:CoS at GEH-Barker St	0	4,817	4,817	
WR2709 - Mozart Mews:Surrey Rd-Both Cul-de-sacs				
1 - Expenditure				
WR2709-30-1200-000 Salaries	0	4,817	4,817	March - Budget created for design costs for 26/27 project.
TOTAL 1 - Expenditure	0	4,817	4,817	
TOTAL WR2709 - Mozart Mews:Surrey Rd-Both Cul-de-sacs	0	4,817	4,817	
WR2710 - Robinson Av-Alexr Rd-Faulkr Park Cul-de-sac				
1 - Expenditure				
WR2710-30-1200-000 Salaries	0	4,817	4,817	March - Budget created for design costs for 26/27 project.
TOTAL 1 - Expenditure	0	4,817	4,817	
TOTAL WR2710 - Robinson Av-Alexr Rd-Faulkr Park Cul-de-sac	0	4,817	4,817	
WR2711 - Sydenham Street:Kootong Rd-Armadale Rd				
1 - Expenditure				
WR2711-30-1200-000 Salaries	0	4,817	4,817	March - Budget created for design costs for 26/27 project.
TOTAL 1 - Expenditure	0	4,817	4,817	
TOTAL WR2711 - Sydenham Street:Kootong Rd-Armadale Rd	0	4,817	4,817	
WR2712 - Hardey Road:Towie St Intersection				
1 - Expenditure				
WR2712-30-1216-000 Agency Staff	0	7,995	7,995	March - Budget created for design costs for 26/27 project.
TOTAL 1 - Expenditure	0	7,995	7,995	
TOTAL WR2712 - Hardey Road:Towie St Intersection	0	7,995	7,995	
WR2713 - Ascot Waters Car Park:Memorial Dve-End				
1 - Expenditure				
WR2713-30-1216-000 Agency Staff	0	7,995	7,995	March - Budget created for design costs for 26/27 project.
TOTAL 1 - Expenditure	0	7,995	7,995	
TOTAL WR2713 - Ascot Waters Car Park:Memorial Dve-End	0	7,995	7,995	
250 - Road Maintenance				
W59900 - Streets-Gen Mntc				
1 - Expenditure				
W59900-10-1253-000 Fleet / Plant	11,690	24,108	12,418	
W59900-10-1279-000 Services - Other	200,568	188,150	-12,418	
TOTAL 1 - Expenditure	212,258	212,258	0	
TOTAL W59900 - Streets-Gen Mntc	212,258	212,258	0	
W59919 - Streets - Parking Signs				
1 - Expenditure				
W59919-10-1122-000 Rent/Lease	26,601	93,467	66,866	Q23/2020 parking sensors annual leasing fees (inc The Springs). Budget reallocated to lease principal repayments. October - Income added in error, expenditure is \$26,601. March - Increased estimate for Springs sensors and late payment for 23/24 invoice.
TOTAL 1 - Expenditure	26,601	93,467	66,866	

Attachment 12.4.2 Budget Review Comparison

	Current Budget	Revised Budget	Movement	Comment
TOTAL W59919 - Streets - Parking Signs	26,601	93,467	66,866	
W59930 - Streets Gen - Boat Ramps				
1 - Expenditure				
W59930-10-1201-000 Wages	610	1,250	640	Boat ramp repairs as required.
W59930-10-1219-000 Overheads	976	2,102	1,126	
W59930-10-1253-000 Fleet / Plant	250	666	416	
W59930-10-1279-000 Services - Other	2,182	0	-2,182	
TOTAL 1 - Expenditure	4,018	4,018	0	
TOTAL W59930 - Streets Gen - Boat Ramps	4,018	4,018	0	
W59942 - Streets-Gen-Bus Seat/Shlt				
1 - Expenditure				
W59942-10-1201-000 Wages	2,039	679	-1,359	Replacement seats as required.
W59942-10-1216-000 Agency Staff	360	120	-240	
W59942-10-1219-000 Overheads	3,838	1,279	-2,559	
W59942-10-1222-000 Materials	100	50	-50	
W59942-10-1250-000 Furniture	1,814	907	-907	
W59942-10-1253-000 Fleet / Plant	600	300	-300	
W59942-10-1279-000 Services - Other	84,194	67,304	-16,890	Bus shelter maintenance, seats and minor repairs. March - budget reduced to match forecast expenditure.
TOTAL 1 - Expenditure	92,944	70,639	-22,305	
TOTAL W59942 - Streets-Gen-Bus Seat/Shlt	92,944	70,639	-22,305	
W59945 - Streets General Street Lightin				
1 - Expenditure				
W59945-00-1028-000 Street Lighting Electricity	0	1,734	1,734	
W59945-10-1028-000 Street Lighting Electricity	0	1,665	1,665	
W59945-10-1279-000 Services - Other	49,742	46,343	-3,399	Street lighting upgrades and maintenance.
TOTAL 1 - Expenditure	49,742	49,742	0	
TOTAL W59945 - Streets General Street Lightin	49,742	49,742	0	
W59960 - Streets - Sweeping				
1 - Expenditure				
W59960-00-1201-000 Wages	0	427	427	
W59960-00-1219-000 Overheads	0	853	853	
W59960-10-1201-000 Wages	61,100	48,397	-12,703	Routine street sweeping program (inc Car Parks). March - sweeping program budget reduced to match current costs.
W59960-10-1216-000 Agency Staff	11,827	7,309	-4,518	
W59960-10-1219-000 Overheads	116,683	100,201	-16,482	
W59960-10-1222-000 Materials	69,146	70,475	1,329	
W59960-10-1253-000 Fleet / Plant	70,682	57,745	-12,937	
W59960-10-1279-000 Services - Other	186,095	202,485	16,390	
TOTAL 1 - Expenditure	515,533	487,892	-27,642	
TOTAL W59960 - Streets - Sweeping	515,533	487,892	-27,642	
W59961 - Streets - Crack Sealing				
1 - Expenditure				
W59961-10-1201-000 Wages	0	145	145	
W59961-10-1279-000 Services - Other	24,259	24,114	-145	
TOTAL 1 - Expenditure	24,259	24,259	0	
TOTAL W59961 - Streets - Crack Sealing	24,259	24,259	0	
W59962 - Streets Gen - Safety Devices				
1 - Expenditure				
W59962-10-1201-000 Wages	8,724	8,274	-450	Safety device repair/replacement including bollards.
W59962-10-1279-000 Services - Other	30,648	31,098	450	

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	Current Budget	Revised Budget	Movement	Comment
TOTAL 1 - Expenditure	39,372	39,372	0	
TOTAL W59962 - Streets Gen - Safety Devices	39,372	39,372	0	
W82900 - Shopping Cnt C/P-Gen Mntc				
1 - Expenditure				
W82900-10-1279-000 Services - Other	40,609	23,689	-16,920	
TOTAL 1 - Expenditure	40,609	23,689	-16,920	
TOTAL W82900 - Shopping Cnt C/P-Gen Mntc	40,609	23,689	-16,920	
260 - Footpath Construction				
WF2304 - Wright Street Wright Street – Pedestrian Crossing Investigat				
1 - Expenditure				
WF2304-30-1271-000 Services - Other Consultants	25,000	60,000	35,000	Capital funds transferred from Carry Forward Reserve. March: Budget increased to incorporate street light installation estimate.
TOTAL 1 - Expenditure	25,000	60,000	35,000	
TOTAL WF2304 - Wright Street Wright Street – Pedestrian Cross	25,000	60,000	35,000	
WF2305 - Fulham Street – Pedestrian Crossing Investigations				
1 - Expenditure				
WF2305-30-1271-000 Services - Other Consultants	25,000	60,000	35,000	Capital funds transferred from Carry Forward Reserve. March: Budget increased to incorporate street light installation estimate.
TOTAL 1 - Expenditure	25,000	60,000	35,000	
TOTAL WF2305 - Fulham Street – Pedestrian Crossing Investigat	25,000	60,000	35,000	
WF2306 - Matheson Rd - Aarum St to Keymer St 122m				
1 - Expenditure				
WF2306-30-1201-000 Wages	1,934	9,673	7,739	Capital funds transferred from Carry Forward Reserve. October - Budget increased to match construction estimate, 3 stages combined. March - Budget increased to match actual costs.
WF2306-30-1213-000 Salaries - Supervisors	3,866	1,628	-2,238	
WF2306-30-1216-000 Agency Staff	1,934	7,977	6,043	
WF2306-30-1219-000 Overheads	21,072	36,645	15,573	
WF2306-30-1222-000 Materials	3,866	107	-3,759	
WF2306-30-1253-000 Fleet / Plant	1,952	7,472	5,520	
WF2306-30-1279-000 Services - Other	158,705	183,264	24,559	
TOTAL 1 - Expenditure	193,329	246,766	53,437	
TOTAL WF2306 - Matheson Rd - Aarum St to Keymer St 122m	193,329	246,766	53,437	
WF2414 - Lot 400 Abernethy Rd - Leach Hwy to SES				
6 - Capital Income				
WF2414-00-6857-000 Carry Forward Projects Reserve	-34,325	-2,500	31,825	Transfer of funds CFWD at March 23/24 budget review. October - Reserve transfer amended to reflect actual transfer to reserve 23/24
TOTAL 6 - Capital Income	-34,325	-2,500	31,825	
TOTAL WF2414 - Lot 400 Abernethy Rd - Leach Hwy to SES	0	0	0	
WF2415 - Matheson Road - Epsom Ave to Racecourse				
1 - Expenditure				
WF2415-30-1279-000 Services - Other	85,000	76,491	-8,509	Capital funds transferred from Carry Forward Reserve. October - Budget reduced to match quotation. March - Budget reduced to match actual construction costs.
TOTAL 1 - Expenditure	85,000	76,491	-8,509	
TOTAL WF2415 - Matheson Road - Epsom Ave to Racecourse	85,000	76,491	-8,509	
WF2417 - Sustainable Transport Plan				
1 - Expenditure				
WF2417-30-1200-000 Salaries	6,000	0	-6,000	Capital funds transferred from Carry Forward Reserve.
WF2417-30-1271-000 Services - Other Consultants	24,000	0	-24,000	March: Budget reduced to reflect actual program delivery.
TOTAL 1 - Expenditure	30,000	0	-30,000	
TOTAL WF2417 - Sustainable Transport Plan	30,000	0	-30,000	
WF2501 - Connectivity				
1 - Expenditure				

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	Current Budget	Revised Budget	Movement	Comment
WF2501-31-1200-000 Salaries	1,184	974	-210	Install small sections of connecting footpath. March - Budget reduced to match estimated expenditure.
WF2501-31-1201-000 Wages	1,184	974	-210	
WF2501-31-1213-000 Salaries - Supervisors	1,184	974	-210	
WF2501-31-1216-000 Agency Staff	1,184	974	-210	
WF2501-31-1219-000 Overheads	5,683	6,776	1,093	
WF2501-31-1222-000 Materials	1,184	976	-208	
WF2501-31-1253-000 Fleet / Plant	592	483	-109	
WF2501-31-1279-000 Services - Other	44,488	36,547	-7,941	
TOTAL 1 - Expenditure	56,683	48,678	-8,005	
TOTAL WF2501 - Connectivity	56,683	48,678	-8,005	
WF2502 - Rehabilitation				
1 - Expenditure				
WF2502-30-1200-000 Salaries	1,184	1,000	-184	Minor upgrades as identified throughout the year. March - Budget reduced to match estimated expenditure.
WF2502-30-1201-000 Wages	1,184	1,000	-184	
WF2502-30-1213-000 Salaries - Supervisors	1,184	1,000	-184	
WF2502-30-1216-000 Agency Staff	1,184	1,000	-184	
WF2502-30-1219-000 Overheads	5,683	6,960	1,277	
WF2502-30-1222-000 Materials	1,184	4,070	2,886	
WF2502-30-1253-000 Fleet / Plant	592	500	-92	
WF2502-30-1279-000 Services - Other	44,488	34,470	-10,018	
TOTAL 1 - Expenditure	56,683	50,000	-6,683	
TOTAL WF2502 - Rehabilitation	56,683	50,000	-6,683	
WF2504 - Resolution Drive: Grandstand Rd to Marina Dve				
1 - Expenditure				
WF2504-30-1200-000 Salaries	909	0	-909	Replace 153m x 2.5m wide existing asphalt footpath with concrete (terracotta). October - Budget increased following construction estimate and combined with WF2505. March - Budget reduced to match actual construction costs.
WF2504-30-1201-000 Wages	2,247	23	-2,224	
WF2504-30-1213-000 Salaries - Supervisors	2,247	351	-1,896	
WF2504-30-1216-000 Agency Staff	2,247	85	-2,162	
WF2504-30-1219-000 Overheads	15,642	701	-14,941	
WF2504-30-1222-000 Materials	2,247	2,383	136	
WF2504-30-1253-000 Fleet / Plant	1,124	0	-1,124	
WF2504-30-1279-000 Services - Other	85,769	86,457	688	
TOTAL 1 - Expenditure	112,432	90,000	-22,432	
TOTAL WF2504 - Resolution Drive: Grandstand Rd to Marina Dve	112,432	90,000	-22,432	
WF2506 - Ascot Waters Park: Resolution Dve to The Boardwalk				
1 - Expenditure				
WF2506-30-1200-000 Salaries	575	0	-575	Replace 153m x 2.5m wide existing asphalt footpath with concrete (terracotta). March - Budget increased to match actual construction costs.
WF2506-30-1201-000 Wages	575	46	-529	
WF2506-30-1213-000 Salaries - Supervisors	575	156	-419	
WF2506-30-1216-000 Agency Staff	575	1,521	946	
WF2506-30-1219-000 Overheads	2,760	311	-2,449	
WF2506-30-1222-000 Materials	575	101	-474	
WF2506-30-1253-000 Fleet / Plant	288	0	-288	
WF2506-30-1279-000 Services - Other	21,603	41,539	19,936	
TOTAL 1 - Expenditure	27,526	43,674	16,148	
TOTAL WF2506 - Ascot Waters Park: Resolution Dve to The Boardwalk	27,526	43,674	16,148	
WF2507 - The Boardwalk: Marina Dve to Finn Cove				
1 - Expenditure				
WF2507-30-1200-000 Salaries	371	0	-371	Replace 121m x 2m wide existing asphalt footpath with concrete (terracotta). March - Budget reduced to match actual construction costs.
WF2507-30-1201-000 Wages	371	92	-279	
WF2507-30-1213-000 Salaries - Supervisors	371	0	-371	
WF2507-30-1216-000 Agency Staff	371	739	368	
WF2507-30-1219-000 Overheads	1,781	0	-1,781	
WF2507-30-1222-000 Materials	370	0	-370	
WF2507-30-1253-000 Fleet / Plant	185	0	-185	

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	Current Budget	Revised Budget	Movement	Comment
WF2507-30-1279-000 Services - Other	13,924	10,853	-3,071	
TOTAL 1 - Expenditure	17,744	11,684	-6,060	
TOTAL WF2507 - The Boardwalk: Marina Dve to Finn Cove	17,744	11,684	-6,060	
WF2508 - The Boardwalk: Memorial Dve to Marina Dve				
1 - Expenditure				
WF2508-30-1200-000 Salaries	520	0	-520	October - Budget increased to accommodate construction following design, transferred from WF2512. March - Budget increased to match actual construction costs.
WF2508-30-1213-000 Salaries - Supervisors	520	0	-520	
WF2508-30-1216-000 Agency Staff	520	2,550	2,030	
WF2508-30-1279-000 Services - Other	0	44,788	44,788	
TOTAL 1 - Expenditure	1,560	47,338	45,778	
TOTAL WF2508 - The Boardwalk: Memorial Dve to Marina Dve	1,560	47,338	45,778	
WF2509 - The Boardwalk: Mirror Lane to Tidewater Way				
1 - Expenditure				
WF2509-30-1200-000 Salaries	466	0	-466	Replace 98m x 2m wide existing asphalt footpath with concrete (terracotta). March - Budget increased to match actual construction costs.
WF2509-30-1201-000 Wages	466	92	-374	
WF2509-30-1213-000 Salaries - Supervisors	466	153	-313	
WF2509-30-1216-000 Agency Staff	466	3,064	2,598	
WF2509-30-1219-000 Overheads	2,237	305	-1,932	
WF2509-30-1222-000 Materials	466	555	89	
WF2509-30-1253-000 Fleet / Plant	233	0	-233	
WF2509-30-1271-000 Services - Other Consultants	17,494	0	-17,494	
WF2509-30-1279-000 Services - Other	0	25,631	25,631	
TOTAL 1 - Expenditure	22,294	29,800	7,506	
TOTAL WF2509 - The Boardwalk: Mirror Lane to Tidewater Way	22,294	29,800	7,506	
WF2510 - Severin Walk: Cleaver Tce to Camden St				
1 - Expenditure				
WF2510-30-1200-000 Salaries	965	0	-965	Replace 203m x 2m wide existing asphalt footpath adding aggregate + geofabric. March - Project to be deferred until completion of adjacent development.
WF2510-30-1201-000 Wages	965	0	-965	
WF2510-30-1213-000 Salaries - Supervisors	965	0	-965	
WF2510-30-1216-000 Agency Staff	965	0	-965	
WF2510-30-1219-000 Overheads	4,632	0	-4,632	
WF2510-30-1222-000 Materials	965	0	-965	
WF2510-30-1253-000 Fleet / Plant	483	0	-483	
WF2510-30-1279-000 Services - Other	36,240	0	-36,240	
TOTAL 1 - Expenditure	46,180	0	-46,180	
TOTAL WF2510 - Severin Walk: Cleaver Tce to Camden St	46,180	0	-46,180	
WF2512 - New Footpath TBA				
1 - Expenditure				
WF2512-31-1200-000 Salaries	2,500	0	-2,500	Footpath project to be identified during 24/25. October - Finds transferred to WF2508 for new footpath. March - New project not required.
TOTAL 1 - Expenditure	2,500	0	-2,500	
TOTAL WF2512 - New Footpath TBA	2,500	0	-2,500	
WF2513 - New Footpath TBA				
1 - Expenditure				
WF2513-31-1200-000 Salaries	2,500	0	-2,500	Design component for upcoming project. March - New project not required.
TOTAL 1 - Expenditure	2,500	0	-2,500	
TOTAL WF2513 - New Footpath TBA	2,500	0	-2,500	
270 - Footpath Maintenance				
W59500 - Foot Paths-Gen Mntc				
1 - Expenditure				
W59500-10-1201-000 Wages	13,290	5,160	-8,130	Footpath repairs as required.
W59500-10-1213-000 Salaries - Supervisors	618	0	-618	

Attachment 12.4.2 Budget Review Comparison

	Current Budget	Revised Budget	Movement	Comment
W59500-10-1219-000 Overheads	26,413	14,220	-12,193	
W59500-10-1253-000 Fleet / Plant	5,679	2,664	-3,015	
W59500-10-1279-000 Services - Other	222,276	246,232	23,956	
TOTAL 1 - Expenditure	268,276	268,276	0	
TOTAL W59500 - Foot Paths-Gen Mntc	268,276	268,276	0	
280 - Drainage Construction				
WD2501 - Drainage Pit Upgrade Program				
1 - Expenditure				
WD2501-30-1201-000 Wages	19,686	13,124	-6,562	Ongoing program to upgrade restrictive opening to improve inflow. March: Budget reduced to reflect actual program delivery.
WD2501-30-1213-000 Salaries - Supervisors	2,610	1,740	-870	March: Budget reduced to reflect actual program delivery.
WD2501-30-1216-000 Agency Staff	54,060	36,040	-18,020	March: Budget reduced to reflect actual program delivery.
WD2501-30-1219-000 Overheads	122,169	81,446	-40,723	March: Budget reduced to reflect actual program delivery.
WD2501-30-1222-000 Materials	14,217	9,490	-4,727	March: Budget reduced to reflect actual program delivery.
WD2501-30-1253-000 Fleet / Plant	6,648	4,432	-2,216	March: Budget reduced to reflect actual program delivery.
WD2501-30-1279-000 Services - Other	215,453	88,571	-126,882	March: Budget reduced to reflect actual program delivery.
TOTAL 1 - Expenditure	434,843	234,843	-200,000	
TOTAL WD2501 - Drainage Pit Upgrade Program	434,843	234,843	-200,000	
WD2502 - Drainage water quality improvement program				
1 - Expenditure				
WD2502-30-1201-000 Wages	1,540	0	-1,540	System upgrades to improve water quality at point of discharge. March: Budget reduced, no projects identified.
WD2502-30-1213-000 Salaries - Supervisors	616	0	-616	March: Budget reduced, no projects identified.
WD2502-30-1216-000 Agency Staff	616	0	-616	March: Budget reduced, no projects identified.
WD2502-30-1219-000 Overheads	4,435	0	-4,435	March: Budget reduced, no projects identified.
WD2502-30-1222-000 Materials	4,621	0	-4,621	March: Budget reduced, no projects identified.
WD2502-30-1253-000 Fleet / Plant	2,773	0	-2,773	March: Budget reduced, no projects identified.
WD2502-30-1279-000 Services - Other	15,511	0	-15,511	March: Budget reduced, no projects identified.
TOTAL 1 - Expenditure	30,112	0	-30,112	
TOTAL WD2502 - Drainage water quality improvement program	30,112	0	-30,112	
WD2503 - Drainage work planning program				
1 - Expenditure				
WD2503-30-1200-000 Salaries	50,807	0	-50,807	Program to collect condition data and identify forward works. March: Budget reduced, no projects identified.
TOTAL 1 - Expenditure	50,807	0	-50,807	
TOTAL WD2503 - Drainage work planning program	50,807	0	-50,807	
WD2505 - Drainage sump repair program				
1 - Expenditure				
WD2505-30-1201-000 Wages	2,500	0	-2,500	Sump clearing/Maintenance as required. March: Budget reduced to reflect actual program delivery.
WD2505-30-1213-000 Salaries - Supervisors	1,000	0	-1,000	March: Budget reduced to reflect actual program delivery.
WD2505-30-1216-000 Agency Staff	1,000	0	-1,000	March: Budget reduced to reflect actual program delivery.
WD2505-30-1219-000 Overheads	7,200	0	-7,200	March: Budget reduced to reflect actual program delivery.
WD2505-30-1222-000 Materials	7,500	0	-7,500	March: Budget reduced to reflect actual program delivery.
WD2505-30-1253-000 Fleet / Plant	4,500	0	-4,500	March: Budget reduced to reflect actual program delivery.
WD2505-30-1279-000 Services - Other	26,300	20,000	-6,300	March: Budget reduced to reflect actual program delivery.
TOTAL 1 - Expenditure	50,000	20,000	-30,000	
TOTAL WD2505 - Drainage sump repair program	50,000	20,000	-30,000	
290 - Drainage Maintenance				
W59948 - Streets-Gen-Drainage				
1 - Expenditure				
W59948-10-1201-000 Wages	20,912	31,162	10,250	General City wide drainage repairs.
W59948-10-1213-000 Salaries - Supervisors	23,808	24,012	204	
W59948-10-1216-000 Agency Staff	29,400	27,438	-1,962	
W59948-10-1219-000 Overheads	118,592	140,374	21,782	
W59948-10-1224-000 Fuel	0	406	406	
W59948-10-1253-000 Fleet / Plant	9,889	16,423	6,534	

Attachment 12.4.2 Budget Review Comparison

	Current Budget	Revised Budget	Movement	Comment
W59948-10-1279-000 Services - Other	157,470	120,255	-37,215	
TOTAL 1 - Expenditure	360,070	360,070	-1	
TOTAL W59948 - Streets-Gen-Drainage	360,070	360,070	-1	
300 - Works Overheads				
993000 - Public Works Overheads				
1 - Expenditure				
993000-00-1280-000 Services - Training	15,000	9,000	-6,000	Budget to maintain accreditations and enhance skills.
TOTAL 1 - Expenditure	15,000	9,000	-6,000	
TOTAL 993000 - Public Works Overheads	15,000	9,000	-6,000	
330 - Operations Centre				
995000 - Operations Centre				
1 - Expenditure				
995000-40-1119-000 Licenses	887	1,389	502	Annual license fee.
995000-40-1219-000 Overheads	0	330	330	
995000-40-1221-000 Tyres	1,000	0	-1,000	Replacement tyres if required.
995000-40-1225-000 External Repairs	500	668	168	External repairs plus insurance excess fee.
TOTAL 1 - Expenditure	2,387	2,387	0	
TOTAL 995000 - Operations Centre	2,387	2,387	0	
B80699 - Operations Centre - Blg Mntc				
1 - Expenditure				
B80699-00-1320-000 Power	29,804	33,304	3,500	March: Increase to contestable site electricity costs
B80699-00-1325-000 Rates	54,796	56,369	1,573	March- Increased to reflect actual cost
B80699-10-1279-000 Services - Other	50,000	70,000	20,000	October - Removal of damaged boundary ballast wall. March- Replace Air Con Units in Fleet office
TOTAL 1 - Expenditure	134,600	159,673	25,073	
TOTAL B80699 - Operations Centre - Blg Mntc	134,600	159,673	25,073	
340 - Plant Operating				
993500 - Plant Operating Overheads				
1 - Expenditure				
993500-40-1119-000 Licenses	13,159	13,634	475	Annual license fee.
TOTAL 1 - Expenditure	13,159	13,634	475	
TOTAL 993500 - Plant Operating Overheads	13,159	13,634	475	
350 - Parks Construction				
PG2330 - Esplanade Foreshore				
6 - Capital Income				
PG2330-00-6035-000 Grant - Capital Improvements	-230,082	0	230,082	March - reallocation of Esplanade Foreshore funding to City Projects
TOTAL 6 - Capital Income	-230,082	0	230,082	
TOTAL PG2330 - Esplanade Foreshore	-230,082	0	230,082	
PG2502 - Lions Park Playground equipment renewal				
1 - Expenditure				
PG2502-30-1279-000 Services - Other	75,000	63,000	-12,000	
TOTAL 1 - Expenditure	75,000	63,000	-12,000	
TOTAL PG2502 - Lions Park Playground equipment renewal	75,000	63,000	-12,000	
PG2503 - Nance Park Playground equipment renewal				
1 - Expenditure				
PG2503-30-1279-000 Services - Other	70,000	66,000	-4,000	

Attachment 12.4.2 Budget Review Comparison

	Current Budget	Revised Budget	Movement	Comment
TOTAL 1 - Expenditure	70,000	66,000	-4,000	
TOTAL PG2503 - Nance Park Playground equipment renewal	70,000	66,000	-4,000	
PG2505 - Selby Park Playground equipment renewal				
1 - Expenditure				
PG2505-30-1279-000 Services - Other	150,000	130,000	-20,000	
TOTAL 1 - Expenditure	150,000	130,000	-20,000	
TOTAL PG2505 - Selby Park Playground equipment renewal	150,000	130,000	-20,000	
PG2508 - Bench Seating Asset Renewal				
1 - Expenditure				
PG2508-30-1279-000 Services - Other	120,000	140,000	20,000	Increased by \$20K to address Safety concerns with gates at Morgan Park
TOTAL 1 - Expenditure	120,000	140,000	20,000	
TOTAL PG2508 - Bench Seating Asset Renewal	120,000	140,000	20,000	
PG2512 - Shelter Replacement Various Parks				
1 - Expenditure				
PG2512-30-1279-000 Services - Other	290,000	150,000	-140,000	October - Post pone select shelter replacements, reduce budget by \$60k and add \$60k to Volcano Playground Fencing replacement March Review Post pone Shelter replacement and transfer \$140k to support Waiga Greening Grant
TOTAL 1 - Expenditure	290,000	150,000	-140,000	
TOTAL PG2512 - Shelter Replacement Various Parks	290,000	150,000	-140,000	
PG2513 - Redcliffe Park Irrigation Filter Replacement				
1 - Expenditure				
PG2513-30-1279-000 Services - Other	175,000	0	-175,000	March: Potential carry forward of \$175K to be transferred to CFWD Reserve for completion in 2025-26
TOTAL 1 - Expenditure	175,000	0	-175,000	
3 - Capital Expenditure				
.. PG2513-00-3857-000 Carry Forward Projects Reserve	0	175,000	175,000	March: Carried forward funds to be transferred to Reserve
TOTAL 3 - Capital Expenditure	0	175,000	175,000	
TOTAL PG2513 - Redcliffe Park Irrigation Filter Replacement	175,000	0	-175,000	
PG2514 - Forster Park Irrigation Filter Replacement				
1 - Expenditure				
PG2514-30-1279-000 Services - Other	175,000	0	-175,000	March: Potential carry forward of \$175K to be transferred to CFWD Reserve for completion in 2025-26
TOTAL 1 - Expenditure	175,000	0	-175,000	
3 - Capital Expenditure				
.. PG2514-00-3857-000 Carry Forward Projects Reserve	0	175,000	175,000	March: Carried forward funds to be transferred to Reserve
TOTAL 3 - Capital Expenditure	0	175,000	175,000	
TOTAL PG2514 - Forster Park Irrigation Filter Replacement	175,000	0	-175,000	
PG2515 - Bore & Pump Replacement				
1 - Expenditure				
PG2515-30-1279-000 Services - Other	125,000	0	-125,000	March: Potential carry forward of \$125K to be transferred to CFWD Reserve for completion in 2025-26
TOTAL 1 - Expenditure	125,000	0	-125,000	
3 - Capital Expenditure				
.. PG2515-00-3857-000 Carry Forward Projects Reserve	0	125,000	125,000	March: Carried forward funds to be transferred to Reserve
TOTAL 3 - Capital Expenditure	0	125,000	125,000	
TOTAL PG2515 - Bore & Pump Replacement	125,000	0	-125,000	

Attachment 12.4.2 Budget Review Comparison

	Current Budget	Revised Budget	Movement	Comment
PG2524 - Irrigation Installation as part of the SES				
1 - Expenditure				
PG2524-31-1279-000 Services - Other	670,000	370,000	-300,000	March: Potential carry forward of \$400K to be transferred to CFWD Reserve for completion in 2025-26.
TOTAL 1 - Expenditure	670,000	370,000	-300,000	
3 - Capital Expenditure				
.. PG2524-00-3857-000 Carry Forward Projects Reserve	0	400,000	400,000	March: Carried forward funds to be transferred to Reserve
TOTAL 3 - Capital Expenditure	0	400,000	400,000	
TOTAL PG2524 - Irrigation Installation as part of the SES	670,000	370,000	-300,000	
PG2525 - Foreshore Upgrades				
1 - Expenditure				
PG2525-30-1279-000 Services - Other	100,000	40,000	-60,000	March: Reduced by \$60k due to staffing levels
TOTAL 1 - Expenditure	100,000	40,000	-60,000	
TOTAL PG2525 - Foreshore Upgrades	100,000	40,000	-60,000	
PG2531 - Garvey Park				
1 - Expenditure				
PG2531-31-1279-000 Services - Other	300,000	220,000	-80,000	March Review Reduced scope of works due to DBCA delays
TOTAL 1 - Expenditure	300,000	220,000	-80,000	
TOTAL PG2531 - Garvey Park	300,000	220,000	-80,000	
PG2532 - Fencing Upgrade Volcano Park				
1 - Expenditure				
PG2532-31-1279-000 Services - Other	134,000	164,000	30,000	October - Increase \$60k to cover changes to fencing specification March Review increased by \$30k offset by transfer of fund from Garvey Park project delayed by DBCA
TOTAL 1 - Expenditure	134,000	164,000	30,000	
TOTAL PG2532 - Fencing Upgrade Volcano Park	134,000	164,000	30,000	
PG2533 - Harman Park Playground equipment renewal				
1 - Expenditure				
PG2533-30-1279-000 Services - Other	75,000	80,000	5,000	March Increased to reflect spend
TOTAL 1 - Expenditure	75,000	80,000	5,000	
TOTAL PG2533 - Harman Park Playground equipment renewal	75,000	80,000	5,000	
360 - Parks Maintenance				
P14100 - Ascot Waters-Gen Mntc				
1 - Expenditure				
P14100-10-1320-000 Power	22,248	25,258	3,010	March: Increase to contestable site electricity costs
TOTAL 1 - Expenditure	22,248	25,258	3,010	
TOTAL P14100 - Ascot Waters-Gen Mntc	22,248	25,258	3,010	
370 - Parks Active Reserves				
P01000 - Centenary Park-Gen Mntc				
1 - Expenditure				
P01000-10-1320-000 Power	16,435	19,285	2,850	March: Increase to contestable site electricity costs
TOTAL 1 - Expenditure	16,435	19,285	2,850	
TOTAL P01000 - Centenary Park-Gen Mntc	16,435	19,285	2,850	
P02500 - Gerry Archer Athletic Park				
1 - Expenditure				
P02500-10-1320-000 Power	6,580	7,440	860	March: Increase to contestable site electricity costs

Attachment 12.4.2 Budget Review Comparison

	Current Budget	Revised Budget	Movement	Comment
TOTAL 1 - Expenditure	6,580	7,440	860	
TOTAL P02500 - Gerry Archer Athletic Park	6,580	7,440	860	
P15000 - Belmont Oval-Gen Mntc				
1 - Expenditure				
P15000-10-1320-000 Power	4,480	4,491	10	March: Increase to contestable site electricity costs
TOTAL 1 - Expenditure	4,480	4,491	10	
TOTAL P15000 - Belmont Oval-Gen Mntc	4,480	4,491	10	
380 - Parks & Environment Overheads				
996500 - Parks & Environment Overheads				
1 - Expenditure				
996500-00-1217-000 Apprenticeships	37,749	0	-37,749	March Review Removed all costs and deferred to next FY
996500-00-1252-000 Equipment	9,000	19,000	10,000	March Review increased by \$10k as a result of unplanned WHS actions
996500-00-1372-000 Accommodation - Conferences	1,500	0	-1,500	March Review removed \$1500 to reflect no planned needs
996500-00-1373-000 Registration - Train/Conf	50,000	30,000	-20,000	March Review Reduced by \$20K due to cancellation of events
996500-40-1119-000 Licenses	1,693	1,757	64	Annual license fee.
996500-40-1201-000 Wages	960	1,205	245	Wages for general maintenance.
996500-40-1221-000 Tyres	2,400	2,437	37	Replacement tyres if required.
996500-40-1224-000 Fuel	16,734	16,388	-347	
TOTAL 1 - Expenditure	120,036	70,787	-49,250	
TOTAL 996500 - Parks & Environment Overheads	120,036	70,787	-49,250	
390 - Leisure & Recreation				
963000 - Community Wellbeing				
1 - Expenditure				
963000-00-1032-000 Grant - Operating	0	5,000	5,000	Playwell Grant squash and inclusive netball program (pending notification of successful grant application) October - Grant application unsuccessful therefore all expenditure and income removed. March: Hiking Participation Grant \$5K to be spent this FY and \$5k to be expended in 25/26.
963000-40-1201-000 Wages	480	280	-200	Wages for general maintenance.
963000-40-1216-000 Agency Staff	240	440	200	
TOTAL 1 - Expenditure	720	5,720	5,000	
4 - Income				
963000-00-4032-000 Grant - Operating	0	-5,000	-5,000	Playwell grant (pending notification of successful grant) October - Grant application unsuccessful therefore all related expenditure and income removed. March: \$10,000 Hiking Participation Grant successful. Only \$5000 to be spent 24/25FY and remaining \$5000 to be spent in 25/26
TOTAL 4 - Income	0	-5,000	-5,000	
TOTAL 963000 - Community Wellbeing	720	5,720	5,000	
410 - Belmont Oasis				
B80299 - Belmont Oasis Bld Mnt				
1 - Expenditure				
B80299-10-1279-000 Services - Other	300,000	350,000	50,000	\$50k for painting of all window and door frames/ gym walls and external walls on progress way March- Additional maintenance carried out during pool closure, replacement of doors and painting throughout pool area.
B80299-10-1296-000 Services - Lighting	4,000	9,000	5,000	March- Replaced old light fittings with LED fittings
TOTAL 1 - Expenditure	304,000	359,000	55,000	
TOTAL B80299 - Belmont Oasis Bld Mnt	304,000	359,000	55,000	
420 - Environment				
996002 - Environmental Services				
1 - Expenditure				
996002-00-1240-000 Safety Equipment	3,410	4,489	1,079	March - change to phased expenditure and increase in budget item due to anchor point inspections and subsequent expenditure to ensure compliance

Attachment 12.4.2 Budget Review Comparison

	Current Budget	Revised Budget	Movement	Comment
996002-10-1222-000 Materials	0	130	130	March -incorrectly costed, budget sits under 996002-00-1222-000
996002-10-1271-000 Services - Other Consultants	0	4,250	4,250	March -incorrectly costed, budget sits under 996002-00-1271-000
996002-10-1283-000 Services - Environmental	0	1,382	1,382	March - Incorrectly costed - budget sits under 996002-00-1283-000
996002-40-1119-000 Licenses	918	910	-8	Annual license fee.
996002-40-1225-000 External Repairs	1,960	1,968	8	External repairs plus insurance excess fee.
TOTAL 1 - Expenditure	6,288	13,129	6,841	
TOTAL 996002 - Environmental Services	6,288	13,129	6,841	
PE2001 - Garvey Park Section 2				
1 - Expenditure				
PE2001-31-1270-000 Services - Legal	0	45	45	March - budget sits under PE2001-31-1271-000
TOTAL 1 - Expenditure	0	45	45	
TOTAL PE2001 - Garvey Park Section 2	0	45	45	
430 - State Emergency Service				
997000 - State Emergency Service				
6 - Capital Income				
997000-00-6253-000 Fleet / Plant	0	-7,000	-7,000	March - Proceeds for recovered Flood Boat and Trailer to SES AP437
TOTAL 6 - Capital Income	0	-7,000	-7,000	
TOTAL 997000 - State Emergency Service	0	0	0	
440 - Planning Services				
980000 - Town Planning				
1 - Expenditure				
980000-00-1128-000 Photocopying	3,000	1,500	-1,500	October - Reduction in line with savings YTD (MF)
980000-00-1200-000 Salaries	1,702,442	1,662,442	-40,000	March - Reduction in line with savings YTD October - Decreased to allow for Motor Vehicle allowance (\$25,000) and Agency staff (\$70,000)
980000-00-1202-000 Allowances	25,849	36,848	10,999	October - Increased to allow for Motor Vehicle allowance
980000-00-1216-000 Agency Staff	100,000	110,000	10,000	March - Increase \$11,000 to cover additional staff member moving to Motor Vehicle Allowance in December 2024 Allowance to engage agency staff to cover orders and requisition officer and also planning officer vacancy. October - Increased due to continued engagement.
980000-00-1227-000 Printing	8,000	2,000	-6,000	March - Increased by \$10,000 to cover continued engagement of agency Divisional Support Officer role Budget to allow for printing/publication of material associated with Planning projects - i.e. updates/advertising material for DA6 (\$1,000), and Golden Gateway draft Local Structure Plan material (\$1,000) and large mail-merge printing and posting \$6,000
980000-00-1271-000 Services - Other Consultants	185,000	155,000	-30,000	March - Reduced by \$6,000. Golden Gateway - Potential modifications of the Structure Plan and supporting documents following advertising to address matters raised in submissions or by the Department of Planning, Lands and Heritage (\$40,000), Local Planning Strategy and Scheme - Engagement activities associated with the draft Local Housing Strategy and Local Planning Strategy (\$20,000), DA6 - To enable the City to peer review any documents produced by the Department of Planning, Lands and Heritage and to provide assistance with any support tasks (\$10,000), GEH Corridor Strategy - For any potential modifications after advertising and Councils resolution (\$10,000), Local Housing Strategy - Technical consultant input/analysis and mapping (\$10,000)
980000-00-1279-000 Services - Other	70,000	50,000	-20,000	October - Increased by \$95,000 to cover: \$60,000 to cover Rivervale Open Space Study and \$35,000 to cover Great Eastern Highway Corridor Strategy transition analysis and models. March - Budget reduced by \$30,000 due to: GEH Corridor Strategy being finalised (\$10,000); Engagement activities associated with Local Planning Strategy and Local Housing Strategy have been removed as the services and associated invoices would occur and be paid in the 25/26 FY (\$20,000).
980000-00-1372-000 Accommodation - Conferences	4,000	5,200	1,200	March - Reduced by \$20,000 Interstate conference accommodation for 4x contract officers @ \$1,000 per officer = \$4,000 March - Increase in accommodation costs.
980000-00-1373-000 Registration - Train/Conf	20,000	22,500	2,500	Professional development for officers as per contract (\$5,000); planning staff participation/attendance at essential industry forums (\$3,000) and training/professional development for staff (\$12,000). March - Increased by \$2,500 to cover actual costs of training/conference now they are available.

Attachment 12.4.2 Budget Review Comparison

	Current Budget	Revised Budget	Movement	Comment
980000-10-1226-000 Stationery	0	834	834	March - Increased by \$834 to reflect actual costs YTD.
980000-40-1224-000 Fuel	8,486	5,496	-2,990	October - Fuel consumption lower for only two vehicles. March - fuel consumption lower then forecast.
TOTAL 1 - Expenditure	2,126,777	2,051,820	-74,957	
4 - Income				
980000-00-4113-000 Settlement Enquiries	-70,000	-75,000	-5,000	March - Increased by \$5,000
980000-00-4399-000 Miscellaneous	-300	-1,322	-1,022	March - Increased to reflect actual YTD and that no other income expected
TOTAL 4 - Income	-70,300	-76,322	-6,022	
TOTAL 980000 - Town Planning	2,126,777	2,051,820	-74,957	
450 - Building Control				
980500 - Building Control				
1 - Expenditure				
980500-00-1200-000 Salaries	471,069	421,069	-50,000	March - Salary budget reduced by \$50K
980500-40-1221-000 Tyres	0	1,169	1,169	
980500-40-1224-000 Fuel	5,204	4,799	-405	
980500-40-1225-000 External Repairs	1,249	0	-1,249	External repairs plus insurance excess fee.
980500-40-1314-000 Ins. Prem - Motor Vehicle	485	970	485	Annual insurance premium.
TOTAL 1 - Expenditure	478,007	428,007	-50,000	
4 - Income				
980500-00-4124-000 Application Fees	-200,000	-300,000	-100,000	Income from Certified & Uncertified building applications and permits. Estimated 80% certified/20% Uncertified. March- Anticipated income increased by \$100K
TOTAL 4 - Income	-200,000	-300,000	-100,000	
TOTAL 980500 - Building Control	478,007	428,007	-50,000	
460 - Building Construction				
981500 - Building Operations				
1 - Expenditure				
981500-40-1201-000 Wages	480	302	-178	Wages for general maintenance.
981500-40-1224-000 Fuel	4,173	4,351	177	
TOTAL 1 - Expenditure	4,653	4,653	-1	
TOTAL 981500 - Building Operations	4,653	4,653	-1	
BB2303 - Civic/Administration Centre – Chiller Replacement				
1 - Expenditure				
BB2303-30-1279-000 Services - Other	0	8,478	8,478	March- Late invoice on work carried out in 23/24, no variation in overall budget for the project
TOTAL 1 - Expenditure	0	8,478	8,478	
TOTAL BB2303 - Civic/Administration Centre – Chiller Replacement	0	8,478	8,478	
BB2304 - Middleton Park New Sports Lighting				
6 - Capital Income				
BB2304-00-6035-000 Grant - Capital Improvements	-290,389	-250,000	40,389	lioC funding
TOTAL 6 - Capital Income	-290,389	-250,000	40,389	
TOTAL BB2304 - Middleton Park New Sports Lighting	0	0	0	
BB2401 - Belmont Oasis - Replacement of HVAC system				
6 - Capital Income				
BB2401-00-6857-000 Carry Forward Projects Reserve	0	-496,000	-496,000	2023/24 works CFWD at March Budget Review October - Reserve transfer amended to reflect actual transfer to reserve 23/24, works deferred until after pool investigation works complete March - Project not proceeding following results of condition audit, funds to be returned to Muni

Attachment 12.4.2 Budget Review Comparison

	Current Budget	Revised Budget	Movement	Comment
TOTAL 6 - Capital Income	0	-496,000	-496,000	
TOTAL BB2401 - Belmont Oasis - Replacement of HVAC system	0	0	0	
BB2402 - Belmont Oasis - Renewal of the fire hydrant system				
1 - Expenditure				
BB2402-30-1279-000 Services - Other	220,000	181,750	-38,250	Fire hydrant project will now not be completed until August following modifications to be signed off by DFES March- Reduced in line with actual spend
TOTAL 1 - Expenditure	220,000	181,750	-38,250	
TOTAL BB2402 - Belmont Oasis - Renewal of the fire hydrant system	220,000	181,750	-38,250	
BB2406 - Gabriel Gardens - Refurbish vacated units				
1 - Expenditure				
BB2406-30-1279-000 Services - Other	0	60,000	60,000	March: Two independent living units refurbished on handover of lease
TOTAL 1 - Expenditure	0	60,000	60,000	
6 - Capital Income				
BB2406-00-6822-000 Aged persons housing reserve	0	-60,000	-60,000	March- Refurbishment to 2 units at Gabriel Gardens ILU's
TOTAL 6 - Capital Income	0	-60,000	-60,000	
TOTAL BB2406 - Gabriel Gardens - Refurbish vacated units	0	60,000	60,000	
BB2410 - Faulkner Park Retirement Village - Refurbishment				
1 - Expenditure				
BB2410-30-1279-000 Services - Other	30,000	27,041	-2,959	October - Carry over from 23/24 for the balance of amount owing for purchase of furniture. March- Reduced in line with actual spend
TOTAL 1 - Expenditure	30,000	27,041	-2,959	
TOTAL BB2410 - Faulkner Park Retirement Village - Refurbishment	30,000	27,041	-2,959	
BB2502 - Faulkner Park Lake Observation Platform				
1 - Expenditure				
BB2502-30-1279-000 Services - Other	50,000	36,420	-13,580	Remedial works to deck and timber walkway over lake March- Reduced in line with actual spend
TOTAL 1 - Expenditure	50,000	36,420	-13,580	
TOTAL BB2502 - Faulkner Park Lake Observation Platform	50,000	36,420	-13,580	
BB2503 - Forster Park Change room refurbishment				
1 - Expenditure				
BB2503-30-1279-000 Services - Other	160,000	144,626	-15,374	Upgrade change rooms to unisex sport compliant March- reduced in line with actual spend
TOTAL 1 - Expenditure	160,000	144,626	-15,374	
6 - Capital Income				
BB2503-00-6035-000 Grant - Capital Improvements	-76,652	-72,313	4,339	October - CSRFF funding confirmed March- Actual amount received 50% of project total
TOTAL 6 - Capital Income	-76,652	-72,313	4,339	
TOTAL BB2503 - Forster Park Change room refurbishment	160,000	144,626	-15,374	
BB2504 - Centenary Park Change room refurbishment				
1 - Expenditure				
BB2504-30-1279-000 Services - Other	15,000	0	-15,000	Design documentation for upgrades to change rooms to be unisex sport compliant March- Design documentation produced in house
TOTAL 1 - Expenditure	15,000	0	-15,000	
TOTAL BB2504 - Centenary Park Change room refurbishment	15,000	0	-15,000	
BB2505 - Miles Park Change room refurbishment				
1 - Expenditure				
BB2505-30-1279-000 Services - Other	15,000	0	-15,000	Design documentation for upgrades to change rooms to be unisex sport compliant March- Design documentation produced in house

Attachment 12.4.2 Budget Review Comparison

	Current Budget	Revised Budget	Movement	Comment
TOTAL 1 - Expenditure	15,000	0	-15,000	
TOTAL BB2505 - Miles Park Change room refurbishment	15,000	0	-15,000	
BB2506 - Gerry Archer Reserve change room refurbishment				
1 - Expenditure				
BB2506-30-1279-000 Services - Other	30,000	15,000	-15,000	Design documentation for upgrades to change rooms to be unisex sport compliant March- Stage 1 design complete- Stage 2 documentation underway
TOTAL 1 - Expenditure	30,000	15,000	-15,000	
TOTAL BB2506 - Gerry Archer Reserve change room refurbishment	30,000	15,000	-15,000	
BB2508 - Centenary Park Lighting				
1 - Expenditure				
BB2508-30-1296-000 Services - Lighting	560,000	450,000	-110,000	\$40k Design and documentation for upgrade of sports lighting as previously allocated. \$520k (COB Contribution 320k and Grant \$200k) to CP Sports Lighting Upgrade. Brought forward to 24/25 FY in line with designated Grant Expenditure / Completion of Project Date Parameters of 15.06.25 March- Reduced in line with actual tendered amount
TOTAL 1 - Expenditure	560,000	450,000	-110,000	
6 - Capital Income				
BB2508-00-6035-000 Grant - Capital Improvements	-200,000	0	200,000	CNLP Grant with projected 25% Commencement, 50% Progress and 25% Completion release of funds March- City were unsuccessful in obtaining a grant as part of the CNLP
TOTAL 6 - Capital Income	-200,000	0	200,000	
TOTAL BB2508 - Centenary Park Lighting	560,000	450,000	-110,000	
470 - Building Maintenance				
B36329 - Goodwood Pde Lighting				
1 - Expenditure				
B36329-10-1296-000 Services - Lighting	1,500	5,500	4,000	March- Replace damaged light fittings and cable
TOTAL 1 - Expenditure	1,500	5,500	4,000	
TOTAL B36329 - Goodwood Pde Lighting	1,500	5,500	4,000	
B36349 - Goodwood Parade – Sewerage Pump Station				
1 - Expenditure				
B36349-10-1265-000 Services - Equipment Maint.	5,500	23,500	18,000	March- Two sewerage pumps replaced
TOTAL 1 - Expenditure	5,500	23,500	18,000	
TOTAL B36349 - Goodwood Parade – Sewerage Pump Station	5,500	23,500	18,000	
B80199 - Glasshouse Building Bld Mnt				
1 - Expenditure				
B80199-00-1320-000 Power	28,644	31,944	3,300	March: Increase to contestable site electricity costs
TOTAL 1 - Expenditure	28,644	31,944	3,300	
TOTAL B80199 - Glasshouse Building Bld Mnt	28,644	31,944	3,300	
B99899 - General Properties-Blding Mnt				
1 - Expenditure				
B99899-00-1327-000 Emergency Services Levy	149,594	90,156	-59,438	March- Reduced in line with actuals
TOTAL 1 - Expenditure	149,594	90,156	-59,438	
TOTAL B99899 - General Properties-Blding Mnt	149,594	90,156	-59,438	
480 - Building Active Reserves				
B01005 - Centenary Park-Hall				
1 - Expenditure				
B01005-10-1279-000 Services - Other	12,000	25,000	13,000	\$2k for painting of façade walls March- Replace Auto door and broken windows due to Vandalism, insurance claim pending.

Attachment 12.4.2 Budget Review Comparison

	Current Budget	Revised Budget	Movement	Comment
TOTAL 1 - Expenditure	12,000	25,000	13,000	
TOTAL B01005 - Centenary Park-Hall	12,000	25,000	13,000	
B02529 - Athletic Park Lighting				
1 - Expenditure				
B02529-10-1296-000 Services - Lighting	3,500	8,500	5,000	March- Metal Halide lights replaced with LED's
TOTAL 1 - Expenditure	3,500	8,500	5,000	
TOTAL B02529 - Athletic Park Lighting	3,500	8,500	5,000	
B02599 - Athletic Park - Bldg Mntc				
1 - Expenditure				
B02599-00-1320-000 Power	2,040	2,595	555	March: Increase to contestable site electricity costs
B02599-00-1321-000 Water	5,685	10,685	5,000	March- Water leak at building
B02599-10-1279-000 Services - Other	9,000	12,000	3,000	March- Locate and fix leaking pipe
TOTAL 1 - Expenditure	16,726	25,280	8,555	
TOTAL B02599 - Athletic Park - Bldg Mntc	16,726	25,280	8,555	
B05501 - Peet Park-Toilets-Main				
1 - Expenditure				
B05501-10-1279-000 Services - Other	4,000	18,000	14,000	March- Replace damaged soak well and repair paving
TOTAL 1 - Expenditure	4,000	18,000	14,000	
TOTAL B05501 - Peet Park-Toilets-Main	4,000	18,000	14,000	
B06529 - Redcliffe Park Lighting				
1 - Expenditure				
B06529-10-1296-000 Services - Lighting	4,000	9,000	5,000	March- Replace damaged cabling to light poles
TOTAL 1 - Expenditure	4,000	9,000	5,000	
TOTAL B06529 - Redcliffe Park Lighting	4,000	9,000	5,000	
B80599 - Arts & Crafts Centre Bld Mnt				
1 - Expenditure				
B80599-00-1266-000 Services - Cleaning	4,792	0	-4,792	Contract price increase in line with Fair Work Commission cleaning award increase March- Amalgamated with B81799 Museum Building as billed jointly
TOTAL 1 - Expenditure	4,792	0	-4,792	
TOTAL B80599 - Arts & Crafts Centre Bld Mnt	4,792	0	-4,792	
B81599 - Harman St Community Centre				
1 - Expenditure				
B81599-10-1279-000 Services - Other	6,000	10,000	4,000	March- New Hot water units and auto door refurbished
TOTAL 1 - Expenditure	6,000	10,000	4,000	
TOTAL B81599 - Harman St Community Centre	6,000	10,000	4,000	
B82499 - Tennis Club-Bldg Mntc				
1 - Expenditure				
B82499-10-1279-000 Services - Other	2,500	6,500	4,000	March- Replace damaged fencing around courts
TOTAL 1 - Expenditure	2,500	6,500	4,000	
TOTAL B82499 - Tennis Club-Bldg Mntc	2,500	6,500	4,000	
510 - Administration Building Costs				
B80099 - Administration Building Bld Mnt				
1 - Expenditure				
B80099-00-1320-000 Power	148,641	168,040	19,400	March: Increase to contestable site electricity costs
B80099-10-1296-000 Services - Lighting	6,000	18,000	12,000	March- Replace underground cabling between Admin building and Glasshouse

Attachment 12.4.2 Budget Review Comparison

	Current Budget	Revised Budget	Movement	Comment
TOTAL 1 - Expenditure	154,641	186,040	31,400	
TOTAL B80099 - Administration Building Bld Mnt	154,641	186,040	31,400	
540 - Customer Services				
980600 - Customer Service				
1 - Expenditure				
980600-00-1204-000 Long Service Leave	3,916	3,915	-1	LSL PM
TOTAL 1 - Expenditure	3,916	3,915	-1	
TOTAL 980600 - Customer Service	3,916	3,915	-1	
550 - Environmental Health				
982500 - Health				
1 - Expenditure				
982500-40-1224-000 Fuel	3,000	10,560	7,560	October - Fuel costs for FL 9 and FL 62. March - fuel consumption amended for this area.
982500-40-1225-000 External Repairs	0	1,150	1,150	
TOTAL 1 - Expenditure	3,000	11,710	8,710	
4 - Income				
982500-00-4142-000 Fines - Health Act	-100,000	-50,000	50,000	Health Section related court penalties and fines. March: Anticipated income reduced by \$50K
TOTAL 4 - Income	-100,000	-50,000	50,000	
TOTAL 982500 - Health	3,000	11,710	8,710	
982501 - Mosquito Control				
1 - Expenditure				
982501-00-1059-000 Cont - Other	85,138	48,041	-37,097	Contiguous Local Authority Group (CLAG) management of WADOH mosquito control funds. Net nil impact with expenditure being offset by funding. This figure is estimated as actual grant income will be based on approved submissions by WADOH (match 50% of LGs) (estimated \$37,750) in mid August 2024 and estimated contributions from CLAG members Belmont \$9,750, TVP \$2,000, Bassendean \$7,500, Bayswater \$12,250 and Swan \$6,250). Reconcile actual income in October 2024 plus unspent funds rollover from FY 23/24 from line1059 (estimated approx. \$5K) October - \$5138 unspent CLAG funds from FY 23/24 reflected in income account 4059. March - Actual grant and member contributions received WADOH (\$19,004.94), Swan (\$6,020.73), Bassendean (\$2,800.80), Belmont (\$6,158.16), Bayswater (\$3,720.38), TVP (\$304.86) plus rollover unspent CLAG funds from FY 23/24 (\$5,138) = \$43,147.87 . Reflected in income account 4059.
TOTAL 1 - Expenditure	85,138	48,041	-37,097	
4 - Income				
982501-00-4059-000 Cont - Other	-85,138	-48,041	37,097	Contiguous Local Authority Group (CLAG) management of WADOH mosquito control funds. Net nil impact with expenditure being offset by funding. This figure is estimated as actual grant income will be based on approved submissions by WADOH (match 50% of LGs) (estimated \$37,500) in mid August 2024 and estimated contributions from CLAG members Belmont \$9,750, TVP \$2,000, Bassendean \$7,500, Bayswater \$12,250 and Swan \$6,250). Reconcile actual income in October 2024 plus unspent funds rollover from FY 23/24 from line1059 (estimated approx. \$5K). October :\$5138 unspent CLAG funds from FY 23/24 reflected in expenditure account 1059. March - Actual grant and member contributions received WADOH (\$19,004.94), Swan (\$6,020.73), Bassendean (\$2,800.80), Belmont (\$6,158.16), Bayswater (\$3,720.38), TVP (\$304.86) plus rollover unspent CLAG funds from FY 23/24 (\$5,138) = \$43,147.87 . Reflected in expenditure account 1059
982501-00-4077-000 Reimb - Miscellaneous	-9,000	-11,660	-2,660	Income from 6IX and DPI land treatments. March - \$2660 more income than anticipated
TOTAL 4 - Income	-94,138	-59,701	34,437	
TOTAL 982501 - Mosquito Control	85,138	48,041	-37,097	
570 - Sanitation Charges				
983000 - Sanitation Charges				
1 - Expenditure				
983000-00-1200-000 Salaries	201,203	205,728	4,525	Salaries for Coordinator and Admin. March - Budget amended to reflect actual salaries.
983000-00-1201-000 Wages	7,725	14,835	7,110	Works staff resources for drop off days x 6. March - Budget increased to accommodate additional drop-off days.
983000-00-1204-000 Long Service Leave	0	590	590	
983000-00-1209-000 Superannuation	27,643	27,275	-368	Populated from the salaries budget.
983000-00-1213-000 Salaries - Supervisors	0	2,540	2,540	March - Budget increased to accommodate additional drop-off days.
983000-00-1216-000 Agency Staff	0	3,965	3,965	

Attachment 12.4.2 Budget Review Comparison

	Current Budget	Revised Budget	Movement	Comment
983000-00-1219-000 Overheads	12,360	56,610	44,250	March - Overheads applied for drop-off day staff.
983000-00-1239-000 Consumables	40,000	69,685	29,685	Compostable dog waste bags. March - Dog waste bag dispensers to be replaced.
983000-00-1253-000 Fleet / Plant	3,057	7,365	4,308	Allocation of fleet/plant costs from drop off days and verge clean ups.
983000-00-1263-000 Services - Advertising	33,136	12,225	-20,911	Asbestos/white goods days, Waste Guide & Recycle Right membership. March - Budget reduced to reflect actual advertising costs.
983000-00-1264-000 Services - Rubbish	7,377,805	7,145,944	-231,861	Waste service costs for collection, processing and disposal. March - Budget reduced to reflect delays in Waste to Energy project.
983000-00-1270-000 Services - Legal	60,000	85,276	25,276	Ongoing legal costs associated with departure from EMRC. March - budget increased to accommodate actual costs.
TOTAL 1 - Expenditure	7,762,929	7,632,038	-130,891	
6 - Capital Income				
983000-00-6835-000 LSL Reserve - Salaries	0	-590	-590	March - Reserve funding of LSL
983000-00-6841-000 Waste Management Reserve	-701,244	-569,763	131,481	Transfer of net Sanitation position from Waste Management Reserve
TOTAL 6 - Capital Income	-701,244	-570,353	130,891	
TOTAL 983000 - Sanitation Charges	7,762,929	7,632,038	-130,891	
983002 - FOGO Implementation				
1 - Expenditure				
983002-00-1200-000 Salaries	121,932	82,620	-39,312	From salaries budget for ongoing FOGO project. March - budget amended to reflect one officer less.
983002-00-1209-000 Superannuation	19,525	9,156	-10,369	Superannuation for salaried staff on FOGO project. March - expenditure linked to reduced salaries.
983002-00-1216-000 Agency Staff	0	94,905	94,905	March - Agency required to fill gap in salaried staff.
983002-00-1219-000 Overheads	0	117,918	117,918	March - overheads applied on agency staff.
983002-00-1239-000 Consumables	235,503	114,176	-121,327	Purchase of new bins, caddies, liners for general waste and food/garden organics (FOGO), phase 2. March - Phase 2 bins, caddies and liners lower than forecast.
983002-00-1262-000 Services - Marketing	30,000	13,062	-16,938	Continued educational and promotional materials. March - Marketing budget reduced due to use of existing free platforms.
TOTAL 1 - Expenditure	406,960	431,837	24,877	
6 - Capital Income				
983002-00-6841-000 Waste Management Reserve	-407,060	-431,937	-24,877	Reserve funding of implementation costs associated with FOGO
TOTAL 6 - Capital Income	-407,060	-431,937	-24,877	
TOTAL 983002 - FOGO Implementation	406,960	431,837	24,877	
580 - Rangers				
922500 - Rangers				
1 - Expenditure				
922500-00-1252-000 Equipment	68,750	58,750	-10,000	Installation of cctv \$14500 x3 vehicles (\$43500), CB radios and base (\$34k), Decalling 3 x \$2k = \$6K, Pinforce printers (\$1K x 2), GPS units \$450 X 3 = \$1350, freezer (\$1200) October - Most of three Ranger vehicle cctv fit out works were completed in FY 23/24 - (\$11,250) reallocated to 1279 to fund additional Belmonster artwork. Remaining budget after cctv fully installed to be used to further enhance Rangers vehicles - lighting inside animal cab, rear support handle, side rails to improve WHS access into cab, u bolts to leash multiple dogs March - reduced 1252 by \$10K as radio system purchased at much cheaper price than anticipated.
TOTAL 1 - Expenditure	68,750	58,750	-10,000	
4 - Income				
922500-00-4080-000 Reimbursement - Services	-7,000	0	7,000	Animal Management Facility Welfare payment income. March - The budget income line (4080) for \$7K has been reduced to \$0 as the income from the Animal Management Facility is already being credited to account line Poundage 4118. This line was created in error and is a "double up".
922500-00-4270-000 Services - Legal	-75,000	-85,000	-10,000	FER income - should not be waived as already registered for collection with FER. March - Anticipated income increased by \$10K
TOTAL 4 - Income	-82,000	-85,000	-3,000	
TOTAL 922500 - Rangers	68,750	58,750	-10,000	
590 - Belmont Community Watch				
922000 - Belmont Community Watch				
1 - Expenditure				
922000-40-1224-000 Fuel	43,006	38,197	-4,809	
922000-40-1225-000 External Repairs	6,000	10,809	4,809	External repairs plus insurance excess fee.
TOTAL 1 - Expenditure	49,006	49,006	0	

Attachment 12.4.2 Budget Review Comparison

	Current Budget	Revised Budget	Movement	Comment
TOTAL 922000 - Belmont Community Watch	49,006	49,006	0	
610 - Community Safety				
922600 - Crime Prevention & Comm Safety				
1 - Expenditure				
922600-40-1119-000 Licenses	471	479	8	Annual license fee.
922600-40-1201-000 Wages	0	61	61	Wages for general maintenance.
922600-40-1216-000 Agency Staff	495	660	165	Minor repairs by mechanic.
922600-40-1219-000 Overheads	825	1,073	248	
922600-40-1223-000 Parts	0	250	250	
922600-40-1224-000 Fuel	3,069	2,436	-633	
922600-40-1225-000 External Repairs	500	1,448	948	External repairs plus insurance excess fee. March - increased vehicle servicing costs added.
TOTAL 1 - Expenditure	5,360	6,407	1,047	
TOTAL 922600 - Crime Prevention & Comm Safety	5,360	6,407	1,047	
620 - Cultural Engagement				
922400 - First Nations Initiatives				
1 - Expenditure				
922400-00-1252-000 Equipment	8,000	7,654	-346	Equipment costs for FNS Implementation Plan initiatives including awareness campaigns, NAIDOC, Reconciliation Week, etc
922400-00-1271-000 Services - Other Consultants	36,000	27,691	-8,309	Consultancy costs for FNS Implementation Plan initiatives - NAIDOC, Aboriginal Strategy Launch, Yarning Circle design consultancy, Aboriginal Cultural Protocols review, Awareness raising activities (Closing The Gap, etc, tolerance, sharing history). March - Reduced and reallocated to end of year due to delayed FNS endorsement and staff vacancies.
922400-00-1279-000 Services - Other	37,500	32,000	-5,500	Services costs for FNS Implementation Plan initiatives including review of cultural protocols (main increase, partially offset by reduced budget in other natural cost accounts), NAIDOC, Reconciliation Week, etc. March - Reduced and reallocated to end of year due to delayed FNS endorsement and staff vacancies.
922400-00-1332-000 Advertising	12,000	4,124	-7,876	Advertising costs for FNS Implementation Plan initiatives including awareness campaigns, NAIDOC, Reconciliation Week, etc. March - Reduced and reallocated to end of year due to delayed FNS endorsement and staff vacancies.
922400-00-1384-000 Other Functions	0	500	500	
TOTAL 1 - Expenditure	93,500	71,969	-21,531	
TOTAL 922400 - First Nations Initiatives	93,500	71,969	-21,531	
962501 - Cultural Engagement				
1 - Expenditure				
962501-00-1200-000 Salaries	418,704	343,637	-75,067	October - Reduction in line with savings YTD (MF). March - Reduced in line with savings YTD.
962501-00-1216-000 Agency Staff	0	56,000	56,000	March - Increase due to agency staff during vacancy
962501-00-1373-000 Registration - Train/Conf	5,000	4,727	-273	PD training for 5 x staff
962501-00-1389-000 Miscellaneous	1,000	977	-23	
962501-40-1119-000 Licenses	1,338	1,365	27	Annual license fee.
962501-40-1201-000 Wages	960	957	-3	Wages for general maintenance.
962501-40-1216-000 Agency Staff	480	358	-122	Minor repairs by mechanic.
962501-40-1219-000 Overheads	0	509	509	
962501-40-1221-000 Tyres	1,000	841	-159	Budget for replacement tyres if required.
962501-40-1223-000 Parts	200	51	-149	Budget for replacement electrical parts.
962501-40-1224-000 Fuel	1,800	1,860	60	
962501-40-1225-000 External Repairs	1,500	1,337	-163	Budget for bus servicing.
TOTAL 1 - Expenditure	431,982	412,619	-19,363	
TOTAL 962501 - Cultural Engagement	431,982	412,619	-19,363	
962503 - Multicultural Initiatives				
1 - Expenditure				
962503-00-1252-000 Equipment	8,500	6,000	-2,500	Equipment costs for Multicultural Strategy Implementation Plan initiatives including awareness campaigns, Food Safari, Harmony Awards, Harmony Week, etc
962503-00-1271-000 Services - Other Consultants	15,000	11,750	-3,250	Consultancy costs for Multicultural Strategy Implementation Plan initiatives including awareness campaigns, Food Safari, Harmony Week, etc. Increase due to improved natural costs alignments, offset by reductions in other accounts.
962503-00-1279-000 Services - Other	17,000	14,168	-2,832	Services costs for Multicultural Strategy Implementation Plan initiatives including awareness campaigns, Food Safari, Harmony Week, Employment Support Program, cultural celebration days, etc. Increase due to improved natural costs alignments, offset by reductions in other accounts.
962503-00-1385-000 Catering - Functions	5,000	3,000	-2,000	Catering costs for Multicultural Strategy Implementation Plan initiatives including awareness campaigns, CDAG meetings, Food Safari, cultural celebration days, etc
TOTAL 1 - Expenditure	45,500	34,918	-10,582	
TOTAL 962503 - Multicultural Initiatives	45,500	34,918	-10,582	

Attachment 12.4.2 Budget Review Comparison

	Current Budget	Revised Budget	Movement	Comment
968500 - Seniors & Disability Programs				
1 - Expenditure				
968500-00-1252-000 Equipment	3,500	2,000	-1,500	Equipment costs for Aged Friendly and AIP Implementation Plan initiatives including Accessible Business Program, Seniors Week, International Day for People with Disability, Seniors Dances, You Can't Ask That program, Intergenerational programs, etc.
968500-00-1279-000 Services - Other	36,500	36,090	-410	Services costs for Aged Friendly and AIP Implementation Plan initiatives including Accessible Business Program, Seniors Week, International Day for People with Disability, Seniors Dances, You Can't Ask That program, Intergenerational programs, etc.
968500-00-1297-000 Services - Entertainment	4,000	1,450	-2,550	Entertainment costs for Aged Friendly and AIP Implementation Plan initiatives including Seniors Week, International Day for People with Disability, Seniors Dances, etc. March - Reduced in line with YTD underspend.
TOTAL 1 - Expenditure	44,000	39,540	-4,460	
TOTAL 968500 - Seniors & Disability Programs	44,000	39,540	-4,460	
630 - Library				
945000 - Library and Museum				
1 - Expenditure				
945000-00-1128-000 Photocopying	6,000	3,000	-3,000	Ongoing costs associated with public photocopiers/printers and workroom photocopier and printers for the Library, Culture and Place department. Including paper and toner cartridges. March - \$3000 reallocated to 945000-00-1228-000 to meet unanticipated increased demand for eBook and e Audio resources.
945000-00-1200-000 Salaries	1,658,371	1,638,371	-20,000	October - Funds reallocated to Agency Staff 945000-00-1216-000 to support service delivery during a period of extended leave. October - Reduction in line with savings YTD (MF) March - \$20,000 shifted to agency to cover extended temporary contracts.
945000-00-1207-000 Employee Entitlements	0	36,435	36,435	March - To reflect YTD.
945000-00-1216-000 Agency Staff	45,600	70,000	24,400	October - Funds shifted from Salaries to Agency to support service delivery during a period of extended leave. March - Increased due to extended agency contract through to March 2025.
945000-00-1222-000 Materials	11,000	13,000	2,000	Materials required for processing of locally purchased library stock e.g., showcase items and the conservation & display of museum artefacts. This includes lockable DVD cases, RFID tags, spine labels and consumables for DVD cleaning and maintaining established kit collections as well as archival materials for packing artefacts post conservation and during transit and storage. Allowance for the purchase of historical media (images, video etc.) for use in planned Museum exhibitions. March - Reallocated (\$2000) from 945000-00-1227-000 Printing to address increased costs of materials.
945000-00-1227-000 Printing	40,336	28,786	-11,550	Allowance for additional way finders to improve user experience within the library and museum (\$10,000). Production of ecofriendly packaging for retail items (\$4000). Allowance for collection signage updates, additions and replacements (\$4000). Printing of various programming marketing materials such as early reader rewards (\$2450). Allowance for continued supply of library membership cards and print re-runs of existing publications (e.g. Belmonsters books, historical books and booklets). Allowance for the professional production of additional and/or updating of the Museum's artefact interpretation, collection and instructional signs and refreshment of other signs throughout the Library & Museum as required to be aligned with the City's new branding (\$20,000). March - Reallocated (\$1900) to 945000-00-1251-000 for additional shelving unit. Reallocated (\$1500) to 945000-00-1252-000 to completed acrylic bookend project. Reallocated (\$6000) to 945000-00-1222-000 due to increased cost of materials. Reallocated (\$2150) to 945000-00-1229-000 to purchase additional Vox special collection resources.
945000-00-1228-000 Book Purchases Local	76,000	79,000	3,000	Local stock purchases to ensure lending collections remains relevant to community needs and supports increased demand since relocation to Belmont Hub. Supporting high demand collections (e.g., Express DVD collection) and reader requests for specific genre/subject areas. Supplementing stock supplied by State Library WA to ensure collections are curated in line with the City's diverse community needs including bi-lingual picture books and eBooks/eAudiobooks. March - Reallocated (\$3000) from 945000-00-1128-000 to meet unanticipated increased demand for eBook and e Audio resources.
945000-00-1229-000 Specialist Collections	26,813	28,963	2,150	Ongoing resourcing of popular Showcase Collection (\$17500) designed to meet increased demand for new and best-selling items both fiction and non-fiction and reduce wait times by supplying multiple copies as soon as possible after publication. Including expansion of other specialist collections (\$4500). Allowance for enhancements to the library catalogue (\$4815). March - Reallocated (\$2150) from 945000-00-1227-000 to purchase addition Vox special collection resources.
945000-00-1251-000 Fixtures	121,015	122,915	1,900	Allowance for additional shelving for established storerooms to safely store a large range of equipment used for programming (\$6000). Art racking for the Museum storeroom for the appropriate storage of framed items including the Adachi Sister City collection (\$15000). Allowance for additional shelving in the Museum restoration room (\$5000). Update of showcase collection shelving (\$6000) to improve collection display and accessibility. Allowance for replacement of damaged library shelving due to wear and tear (\$3,000). Allowance for purchase of additional fixtures to increase flexibility of merchandise display in library shop (\$3,000). Allowance for the removal of the Museums 2024 temporary exhibition and the design, production, and installation of the 2025 temporary exhibition in Belmont Museum, including the annual re-design, creation, and installation of software content to refresh the existing and highly popular interactive colouring-in projection to complement the new exhibition theme (\$70000). Allowance for the purchase of additional free standing and mobile climate control exhibition cases to ensure a variety of historical artefacts are maintained appropriately according to external lending institution requirements (\$20,000). October - Due to an alternative solution being found, the funds previously allocated for art racking (\$15000) have been shifted to capital expenditure 945000-32-3252-000 to procure a new interactive display unit to enhance the sensory experience for museum visitors. Due to a delivery delay (\$4015) carried over from the previous financial year for Junior and Young Adult Shelving. (\$4,000) shifted from Equipment 945000-00-1252-000 for the procurement of shelving units to provide improved accessibility to collections. March - Reallocated (\$1900) from 945000-00-1227-000 for additional shelving unit.

Attachment 12.4.2 Budget Review Comparison

	Current Budget	Revised Budget	Movement	Comment
945000-00-1252-000 Equipment	23,100	24,600	1,500	Replacement of equipment and purchase of additional equipment as required for the ongoing operations of the library and museum e.g., specialist equipment for museum and archival practices (\$6500), demonstration kitchen, meeting rooms, and new program initiatives (\$2500). Allowance for purchase of additional or replacement equipment in the Multi Media Recording suite (\$4000). Acrylic bookends changeover (\$6600) to improve accessibility of collection. Annual Maintenance for Disc Machines (\$1500) and an allowance to update the digital camera for the Museum team to accurately document and digitise the Museum collection (\$5000). October - (\$500) shifted to Catering 945000-00-1385-00 for provision of refreshment supplies for smaller ad hoc functions. (\$4,000) shifted to Fixtures 945000-00-1251-000 for the procurement of shelving units to provide improved accessibility to collections. March - Reallocated (\$1500) from 945000-00-1227-000 to complete acrylic bookend project.
945000-00-1271-000 Services - Other Consultants	33,000	23,000	-10,000	Costs associated with the continuation of the Oral History program including both oral, film recordings and Indigenous Oral Histories (\$10,000). Allowance for an annual update of the Museum's interactive Cadastral Map to include additional locations (\$6000). Adachi display and conservation (\$4000) and specialist conservation work on identified artefacts (\$13000). March - Reduced due to project cost adjustments.
TOTAL 1 - Expenditure	2,041,235	2,068,070	26,835	
4 - Income				
945000-00-4129-000 Lost & Damaged Books	-2,500	-2,700	-200	Income related to payment for items invoiced as lost and/or damaged. March - Increased to reflect anticipated income.
945000-00-4236-000 Sales	-10,000	-3,000	7,000	Anticipated income from sales related to merchandise in the library shop and program and event ticket sales. (cost recovery) March - Reduced to reflect anticipated income.
TOTAL 4 - Income	-12,500	-5,700	6,800	
6 - Capital Income				
945000-00-6847-000 Misc Entitlements Reserve	0	-36,435	-36,435	March - Reserve funding of Miscellaneous entitlements
TOTAL 6 - Capital Income	0	-36,435	-36,435	
TOTAL 945000 - Library and Museum	2,041,235	2,068,070	26,835	
633 - Arts and Place				
911702 - Avon Descent				
1 - Expenditure				
911702-00-1127-000 Hire (Property & Equipment)	16,000	11,352	-4,648	Infrastructure required to deliver the event on site at Garvey Park, including marquees, spectator seating, stage and PA/AV System for race caller. Allowance for a small number of childrens inflatables activities and wet weather contingency infrastructure. March - reduced to reflect expenditure.
911702-00-1227-000 Printing	500	185	-315	Costs associated with printing of vouchers, signage and promotional material. March - reduced to reflect YTD Actual.
911702-00-1239-000 Consumables	4,000	1,950	-2,050	Allowance for discounted drink and/or healthy food option at the event. March - Reduced to reflect YTD Actual.
911702-00-1263-000 Services - Advertising	5,000	723	-4,277	Includes paid social media advertising, radio, local newspaper advertising and photography/videography. March - reduced to reflect YTD Actual.
911702-00-1266-000 Services - Cleaning	300	260	-40	Cleaning as required during event. March - Reflects YTD Actual.
911702-00-1279-000 Services - Other	5,000	4,459	-541	Associated costs for event logistics support including first aid, traffic management, photography and security. March - Reflects YTD Actual.
911702-00-1297-000 Services - Entertainment	4,000	7,775	3,775	Associated costs for entertainment and activities offered at the event. March - Increased to reflect expenditure.
911702-00-1399-000 Miscellaneous	100	0	-100	Miscellaneous items required during the set up and delivery of the event. March - Reflects YTD Actual.
TOTAL 1 - Expenditure	34,900	26,704	-8,196	
TOTAL 911702 - Avon Descent	34,900	26,704	-8,196	
911708 - Carols in the Park				
1 - Expenditure				
911708-00-1127-000 Hire (Property & Equipment)	70,000	105,000	35,000	Anticipated costs to deliver an enhanced event 'Let's Celebrate Christmas Concert' as the finale to the City's 2024 community events calendar and the Let's Celebrate 125th anniversary celebrations. Funds allocated to the hire of infrastructure and equipment for the event including a stage, AV technician and equipment. Additional funds shifted from 911710 - Let's Celebrate Belmont to support the delivery of the enhanced event. October - Unanticipated increase in infrastructure costs for the event. Additional funds transferred from 911710 - Let's Celebrate (\$10,000) and 911712 - Kidz Fest (\$10,000). March - Increased to reflect expenditure related to additional costs of infrastructure and 'other' unanticipated associated costs for this enhanced event. \$15000 shifted from 911710 Let's Celebrate Belmont (Hire - \$5000; Services Other - \$5000; Services Entertainment - \$5000) towards the increased budget.
911708-00-1263-000 Services - Advertising	3,000	2,000	-1,000	Advertising of the event on social and print media and other media outlets such as radio advertising. March - reduced to reflect current expenditure.
911708-00-1279-000 Services - Other	15,000	35,000	20,000	Costs associated with event logistics for a major community event including security, first aid, AUSLAN interpreter, videographer and photographer. March - Increased to reflect expenditure and increase in unanticipated associated costs for this enhanced event including extra security crew due to large audience numbers.
911708-00-1297-000 Services - Entertainment	75,000	82,000	7,000	Anticipated costs of entertainment for the 'Let's Celebrate Christmas Concert' including a higher profile act, roving performers and entertainment for the City's final major community event in the 2024 community events calendar. The enhanced events also provides a fitting finale to the Let's Celebrate 125th anniversary celebrations. Additional funds shifted from 911710 - Let's Celebrate Belmont to support the delivery of the enhanced event. October - \$5000 shifted from 911712 - Kidz fest. for entertainment to include Santa Surprise with the Perth Symphony Orchestra. March - Increased to reflect additional costs of 'roving' performers and 'other' unanticipated associated expenditure for this enhanced event, due to increased ticketed attendance numbers.

Attachment 12.4.2 Budget Review Comparison

	Current Budget	Revised Budget	Movement	Comment
911708-00-1399-000 Miscellaneous	300	800	500	Miscellaneous items required during the set up and delivery of the enhanced event. March - Increased to reflect expenditure related to miscellaneous items purchased for this event (such as ice and light refreshments for performers etc.)
TOTAL 1 - Expenditure	163,300	224,800	61,500	
TOTAL 911708 - Carols in the Park	163,300	224,800	61,500	
911710 - Lets Celebrate Belmont				
1 - Expenditure				
911710-00-1127-000 Hire (Property & Equipment)	35,000	30,000	-5,000	Following on from the successful marketing campaign of Let's Celebrate Belmont, the City will host a series of Let's Celebrate 'Local' events to deliver smaller more localised events that respond to community's desire for targeted gatherings in various locations (such as the successful Afternoon Activi-teas held at Peachey and Copley Park). Localised gatherings are planned for Belvidere Street in October, Kooyong Village in November and other locations around the City will be scheduled between Feb and April 2025. The funds are required for the necessary infrastructure at these gatherings such as toilets and pop up furniture. October - \$5000 shifted to 911708 - Let's Celebrate Christmas in the Park (Carols in the Park enhanced event). March - Reduced and shifted \$5000 to 911708 Let's Celebrate Christmas (Carols in the Park) enhanced event.
911710-00-1263-000 Services - Advertising	8,000	6,000	-2,000	Advertising of the events on social and print media, radio announcements and other media types. March - reduced to reflect anticipated costs for advertising smaller activations.
911710-00-1266-000 Services - Cleaning	3,000	2,200	-800	Cleaning as required to maintain the event sites. March - reduced to reflect anticipated costs of cleaning for smaller activations.
911710-00-1279-000 Services - Other	15,000	10,000	-5,000	Cost associated in delivering multiple Let's Celebrate localised events, including St John's first aid station, logistics crew, traffic management (if required) and security. March - Reduced and shifted \$5000 to 911708 Let's Celebrate Christmas (Carols in the Park) enhanced event.
911710-00-1297-000 Services - Entertainment	25,000	20,000	-5,000	Following on from the successful marketing campaign of Let's Celebrate Belmont, the City will host a series of Let's Celebrate 'Local' events to deliver smaller more localised events that respond to community's desire for targeted gatherings in various locations (such as the Afternoon Activi-teas). Localised gatherings are planned for Belvidere Street in October, Kooyong Village in November and other locations around the City will be scheduled between Feb and April 2025. Includes entertainment such as acoustic and/or roving performers, kids activities, give-aways or discounted light refreshments. October - \$5000 shifted to 911708 - Let's Celebrate Christmas in the Park (Carols in the Park enhanced event). March - Reduced and shifted \$5000 to 911708 Let's Celebrate Christmas (Carols in the Park) enhanced event.
TOTAL 1 - Expenditure	86,000	68,200	-17,800	
TOTAL 911710 - Lets Celebrate Belmont	86,000	68,200	-17,800	
911711 - Harmony Day				
1 - Expenditure				
911711-00-1279-000 Services - Other	10,000	15,000	5,000	Costs associated with event logistics support, first aid, traffic management, photographer and security. March - Increased due to extra security required and traffic management for night time event.
911711-00-1297-000 Services - Entertainment	30,000	40,000	10,000	Includes costs associated with booking cultural performances/entertainment and roving entertainment. March - Increased to support extra entertainment for enhanced event including collaboration with Spare Parts Puppet Theatre 'Whale' activity.
TOTAL 1 - Expenditure	40,000	55,000	15,000	
TOTAL 911711 - Harmony Day	40,000	55,000	15,000	
911712 - Kidz Fest				
1 - Expenditure				
911712-00-1127-000 Hire (Property & Equipment)	45,000	70,000	25,000	Anticipated costs of infrastructure for an enhanced Kidz Fest including fencing, toilets, AV and technicians and crowd control barriers (CCB). Also includes the hire of a big top circus tent for a new "Imaginarium Land" to host circus style shows and other popular family friendly activities that were previously included in the Imaginarium. October - Lotterywest funding received post budget commitment. \$10,000 shifted to 911708 - Let's Celebrate Christmas in the Park (Carols in the Park enhanced event). March - increased to reflect unanticipated costs to enhance infrastructure and rides for expanded event. Lotterywest funding \$30,000 received towards cost of delivering the event with grant funds used for hire and entertainment.
911712-00-1200-000 Salaries	1,000	0	-1,000	Associated costs to utilise additional inside workforce to assist with the delivery of the event on the day. March - Reflects YTD Actual
911712-00-1201-000 Wages	1,000	0	-1,000	Outside workforce required to undertake park inspections and other tasks in preparation for the event. March: Reflects YTD Actual
911712-00-1227-000 Printing	5,000	3,402	-1,598	Printing of promotional material for event including directional signage, flyers and letters for distribution. March - reduced to reflect YTD Actual.
911712-00-1239-000 Consumables	30,000	19,887	-10,113	Funds allocated to provide discount food vouchers for healthy food and drink options at the event. March - reduced to reflect actual.
911712-00-1263-000 Services - Advertising	5,000	1,125	-3,875	Advertising of event on social media and through print media. March - reduced to reflect actual.
911712-00-1266-000 Services - Cleaning	1,500	0	-1,500	Cleaning as required to maintain the event areas. March - Amended to reflect YTD Actual.
911712-00-1297-000 Services - Entertainment	70,000	90,000	20,000	Costs associated with the provision of a broad range of free entertainment and activities over the day. Includes funds shifted from the Imaginarium budget for entertainment in the 'Imaginarium Land' big top tent. October - Lotterywest funding received post budget commitment. \$5000 shifted to 911708 - Let's Celebrate Christmas in the Park (Carols in the Park enhanced event). March - increased to reflect unanticipated costs of enhancing entertainment as a result of increased ticket registrations for this event. Lotterywest funding \$30,000 received towards cost of delivering the event with grant funds used for hire and entertainment.
911712-00-1399-000 Miscellaneous	500	1,797	1,297	Miscellaneous items required during event set up and delivery. March - increased to reflect expenditure for miscellaneous items such as ice, and materials required for set up of the event.
TOTAL 1 - Expenditure	159,000	186,211	27,211	
4 - Income				

Attachment 12.4.2 Budget Review Comparison

	Current Budget	Revised Budget	Movement	Comment
911712-00-4399-000 Miscellaneous	0	-455	-455	March - To reflect YTD Actual
TOTAL 4 - Income	0	-455	-455	
TOTAL 911712 - Kidz Fest	159,000	186,211	27,211	
963001 - Belmont Art Awards				
1 - Expenditure				
963001-00-1127-000 Hire (Property & Equipment)	40,000	44,000	4,000	Budget allocated to reflect increased costs of hire of infrastructure including hanging boards and display cases for up to 300 artworks, stage lighting, artwork installers, AV technical support/equipment, and casual seating throughout the exhibition space over the two week period in September 2024. Funds also include deposit required to secure infrastructure such as hanging boards for the following year to present the 2025 Art Awards (\$5000). March - Increased to reflect funds for deposit of art display hanging boards. Fund (\$4000 transferred from 1227 budget line).
963001-00-1227-000 Printing	7,000	2,754	-4,246	Printing of the Art awards catalogue, and individual artwork information, displayed for each entry. Includes printing of banners and decals for entry statements. March - reduced to reflect expenditure.
963001-00-1266-000 Services - Cleaning	2,000	701	-1,299	Venue cleaning throughout the awards events and over the two week exhibition period. Includes bins and waste removal. March - reduced to reflect expenditure.
963001-00-1284-000 Services - Project Mgmt	13,100	13,898	798	Contingency funds for Art Awards Prizes in lieu of securing sponsorship for all award categories. Includes a one off prize to celebrate the City's 125th anniversary year with \$500 awarded to an artist that creates an artwork of significance to the City of Belmont. March - Slight increase to reflect actual expenditure.
963001-00-1297-000 Services - Entertainment	4,000	2,259	-1,741	Entertainment during Art Awards and Exhibition including the Opening night. Varying performers during the evening and includes MC. Partial cost recovery through ticket sales. March - Reduced to reflect expenditure.
963001-00-1384-000 Other Functions	21,000	19,221	-1,779	Catering for various functions and events over the two week period including the opening Awards night function and the separate youth awards event. Partial cost recovery through ticket sales for the Opening night and Art Education Series. March - Reflect YTD Actual
963001-00-1399-000 Miscellaneous	500	370	-130	Items required such as bubble wrap and tape to protect sold artworks, cleaning products and ad hoc stationary items. March - Reflect YTD Actual
TOTAL 1 - Expenditure	87,600	83,203	-4,397	
4 - Income				
963001-00-4236-000 Sales	-12,000	-9,868	2,132	Anticipated income from the 2024 Art Awards through the sale of artwork and ticket sales from the Opening Night event.
TOTAL 4 - Income	-12,000	-9,868	2,132	
TOTAL 963001 - Belmont Art Awards	87,600	83,203	-4,397	
963023 - Public Art				
1 - Expenditure				
963023-00-1123-000 Maintenance	45,000	20,000	-25,000	Increased costs to reflect additional maintenance due to be undertaken on Public Artworks in various location throughout the City. Includes annual inspection and cleaning of the Paths of Many suspended artwork in the Ruth Faulkner Library. March - Reduced to reflect anticipated maintenance to be undertaken prior to June 30 2025.
TOTAL 1 - Expenditure	45,000	20,000	-25,000	
6 - Capital Income				
963023-00-6850-000 Public Art Reserve	-30,000	-65,700	-35,700	Funds required to complete the Wright Street 'Acknowledgement of Country' public art project. March - Reserve funding of Public Art projects
TOTAL 6 - Capital Income	-30,000	-65,700	-35,700	
TOTAL 963023 - Public Art	45,000	20,000	-25,000	
963047 - Civic Art Collection				
1 - Expenditure				
963047-00-1123-000 Maintenance	3,000	4,000	1,000	Funds allocated for the ongoing maintenance of the Civic Art Collection. March - increased to reflect expenditure for Civic art cleaning and maintenance.
TOTAL 1 - Expenditure	3,000	4,000	1,000	
TOTAL 963047 - Civic Art Collection	3,000	4,000	1,000	
640 - Economic Development				
962500 - Economic Development				
1 - Expenditure				
962500-00-1059-000 Cont - Other	103,200	99,640	-3,560	Innovation Grants \$20,000; BBEC Accommodation MoU; BBEC Business Awards SPonsorship
962500-00-1263-000 Services - Advertising	0	318	318	
962500-00-1330-000 Subscriptions	94,650	108,605	13,955	Fees for profileid; REMPLAN; Business News; EDA; Property Council; Spendmapp; LG Pro. March - Revised due to increased subscription renewal and additional id.consulting packages and Tourism WA membership fee.
TOTAL 1 - Expenditure	197,850	208,563	10,713	

Attachment 12.4.2 Budget Review Comparison

	Current Budget	Revised Budget	Movement	Comment
TOTAL 962500 - Economic Development	197,850	208,563	10,713	
962502 - Economic Development Initiatives				
1 - Expenditure				
962502-00-1227-000 Printing	5,000	4,000	-1,000	Printing costs for initiatives endorsed in Economic Development Strategy Implementation Plan
962502-00-1279-000 Services - Other	32,000	31,350	-650	Service costs to deliver ongoing ED programs, with increase in line with endorsed Economic Development Strategy Implementation Plan budget for new initiatives including Jobs Expo, employment campaigns, breakdown is CSR opportunities (7,000) Discussion Paper for wealth building / wellbeing economy (5,000) Support actioning of Activity Centre Strategy (10,000) Develop business cases and implement for activities (skill-matching, job expos) CALD, Aboriginal, Youth and People with Disability focus (10,000)
962502-00-1280-000 Services - Training	5,000	4,927	-73	Business sector training opportunities
962502-00-1332-000 Advertising	20,000	23,469	3,469	Advertising costs for initiatives endorsed in Economic Development Strategy Implementation Plan
962502-00-1384-000 Other Functions	5,000	4,017	-983	Function costs for initiatives endorsed in Economic Development Strategy Implementation Plan, including networking events. Decrease to offset increase in Catering - Functions costs.
962502-00-1385-000 Catering - Functions	13,500	12,787	-713	Function costs for initiatives endorsed in Economic Development Strategy Implementation Plan, including networking events. Increase offset by decrease in Other Functions costs
TOTAL 1 - Expenditure	80,500	80,550	50	
TOTAL 962502 - Economic Development Initiatives	80,500	80,550	50	
963500 - Regional Development				
1 - Expenditure				
963500-00-1284-000 Services - Project Mgmt	10,000	0	-10,000	LinkWA Alliance shared contributions. March - reduced due to no planned LinkWA projects, offsetting additional proposed advertising for visitor attraction.
TOTAL 1 - Expenditure	10,000	0	-10,000	
TOTAL 963500 - Regional Development	10,000	0	-10,000	
642 - Community Development				
963037 - Families and Children Initiatives				
1 - Expenditure				
963037-00-1384-000 Other Functions	170	0	-170	
963037-00-1385-000 Catering - Functions	5,850	3,994	-1,856	Catering costs for initiatives including Childrens Play Date event, campaigns, etc
963037-00-1399-000 Miscellaneous	4,750	6,250	1,500	Miscellaneous costs for initiatives including Childrens Play Date event, campaigns, etc
TOTAL 1 - Expenditure	10,770	10,244	-526	
TOTAL 963037 - Families and Children Initiatives	10,770	10,244	-526	
963300 - Community Development				
1 - Expenditure				
963300-00-1271-000 Services - Other Consultants	10,100	10,000	-100	Consultancy for Men's Shed strategic review and CIP action regarding facility future
963300-00-1279-000 Services - Other	15,000	10,000	-5,000	Active Community Groups Program for insurance costs to incentivise community activity by local groups
TOTAL 1 - Expenditure	25,100	20,000	-5,100	
4 - Income				
963300-00-4059-000 Cont - Other	-10,000	0	10,000	Target for program grants. March - reduced to no identified grants
TOTAL 4 - Income	-10,000	0	10,000	
TOTAL 963300 - Community Development	25,100	20,000	-5,100	
964500 - Volunteer Programs				
1 - Expenditure				
964500-00-1279-000 Services - Other	20,000	2,000	-18,000	Contract with counselling service provider for volunteer EAP. Reduced in line with quote received.
964500-00-1385-000 Catering - Functions	14,000	13,950	-50	Volunteer recognition events
TOTAL 1 - Expenditure	34,000	15,950	-18,050	
TOTAL 964500 - Volunteer Programs	34,000	15,950	-18,050	
730 - Ascot Close Housing				
950000 - Ascot Close Housing				
6 - Capital Income				

Attachment 12.4.2 Budget Review Comparison

	Current Budget	Revised Budget	Movement	Comment
950000-00-6822-000 Aged persons housing reserve	-109,051	-129,051	-20,000	Reserve funding of Ascot Close housing March - Adjustment to reserve transfer in line with other budget amendments
TOTAL 6 - Capital Income	-109,051	-129,051	-20,000	
TOTAL 950000 - Ascot Close Housing	0	0	0	
B84299 - Ascot Close Units-Blg Mntc				
1 - Expenditure				
B84299-10-1279-000 Services - Other	40,000	60,000	20,000	March: Additional maintenance required on a unit on advice of occupational therapist.
TOTAL 1 - Expenditure	40,000	60,000	20,000	
TOTAL B84299 - Ascot Close Units-Blg Mntc	40,000	60,000	20,000	
900 - Opening/Closing Balances				
999700 - Opening Balance				
4 - Income				
999700-00-4995-000 Opening Balance - Budget Only	-1,313,815	-5,795,621	-4,481,806	Estimated opening balance March - amended in line with FY24 actual closing balance
TOTAL 4 - Income	-1,313,815	-5,795,621	-4,481,806	
TOTAL 999700 - Opening Balance	-1,313,815	-5,795,621	-4,481,806	
TOTAL 900 - Opening/Closing Balances	-26,634,486	-26,686,595	-52,109	

Attachment 12.4.3 Budgeted Reserve Balances

CITY OF BELMONT ESTIMATED CLOSING RESERVE BALANCE FOR THE YEAR ENDED 30 JUNE 2025

RESERVE ACCOUNTS

	Opening Balance	Transfer to	Transfer from	Closing Balance
	\$	\$	\$	\$
Administration building Reserve	254,062	12,383	0	266,445
Aged Accommodation - Homeswest Reserve	998,563	65,752	0	1,064,315
Aged Community Care Reserve	235,668	11,487	0	247,155
Aged persons housing Reserve	402,005	11,776	(392,670)	21,111
Aged Services Reserve	1,146,414	55,877	0	1,202,291
Ascot Waters Marina Maintenance & Restoration Reserve	1,091,037	53,180	(50,000)	1,094,217
Belmont District Band Reserve	50,559	2,464	0	53,023
Belmont Oasis Refurbishment Reserve	4,456,122	217,197	0	4,673,319
Belmont Trust Reserve	1,657,363	80,836	(216,324)	1,521,875
Building maintenance Reserve	4,707,748	227,858	(200,000)	4,735,606
Capital Projects Reserve	5,827,421	1,481,369	(2,193,808)	5,114,982
Car Parking Reserve	66,674	3,250	0	69,924
Carry Forward Projects Reserve	1,744,079	1,135,000	(2,085,036)	794,043
District valuation Reserve	23,651	191,139	0	214,790
Election expenses Reserve	2,030	150,409	0	152,439
Environment Reserve	884,673	44,611	0	929,284
Faulkner Park Retirement Village Buy Back Reserve	2,533,333	123,478	0	2,656,811
Faulkner Park Retirement Village Owners Maintenance Reserve	713,036	25,247	0	738,283
History Reserve	179,010	8,725	0	187,735
Information Technology Reserve	1,486,554	72,456	0	1,559,010
Land acquisition Reserve	10,904,340	530,768	0	11,435,108
Long Service Leave Reserve - Salaries	3,449,639	101,138	(191,543)	3,359,234
Long Service Leave Reserve - Wages	528,885	17,341	(5,753)	540,473
Miscellaneous Entitlements Reserve	779,710	38,051	(36,435)	781,326
Plant replacement Reserve	1,749,781	826,840	(1,009,426)	1,567,195
Property development Reserve	21,704,520	844,917	(3,144,816)	19,404,621
Public Art Reserve	425,617	20,072	(65,700)	379,989
Ruth Faulkner library Reserve	49,432	2,409	0	51,841
Streetscapes Reserve	529,620	25,814	(536,898)	18,536
Urban Forest Strategy Management Reserve	125,066	6,096	0	131,162
Waste Management Reserve	4,674,332	231,185	(1,001,700)	3,903,817
Workers Compensation/Insurance Reserve	1,400,052	68,172	0	1,468,224
	74,780,996	6,687,297	(11,130,109)	70,338,184

12.5 Annual Electors' Meeting Minutes - 3 February 2025

Voting Requirement	:	Simple Majority
Subject Index	:	156/006 Annual Electors' Meeting
Location/Property Index	:	N/A
Application Index	:	N/A
Disclosure of any Interest	:	Nil
Previous Items	:	N/A
Applicant	:	N/A
Owner	:	N/A
Responsible Division	:	Corporate and Governance

Council role

Executive The substantial direction setting and oversight role of the Council e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.

Purpose of report

For Council to consider the outcomes and confirm the Minutes of the Annual Electors' Meeting held on Monday 3 February 2025 (refer Attachment 12.5.1).

Summary and key issues

In accordance with section 5.33 of the *Local Government Act 1995 (WA)* (the Act), Council is to consider decisions made at the Annual Electors' Meeting held on Monday 3 February 2025 and record the reason for any decision made at the electors' meeting in the Council Meeting minutes.

Officer Recommendation

That Council:

1. Note the decision to receive the City of Belmont 2023-24 Annual Report.
2. Note that consideration has been given to all motions carried during General Business at the Annual Electors' Meeting held on Monday 3 February 2025 and endorse the actions as noted in the officer comments.
3. Confirm the Minutes of the Annual Electors' Meeting held on Monday 3 February 2025 (refer Attachment 12.5.1) as a true and accurate record.

Location

Not applicable.

Consultation

There has been no specific consultation undertaken in respect to this matter.

Strategic Community Plan implications

In accordance with the 2024–2034 Strategic Community Plan:

Key Performance Area: Performance

Outcome: 10. Effective leadership, governance and financial management.

Outcome: 11. A happy, well informed and engaged community.

Policy implications

There are no policy implications associated with this report.

Statutory environment

Section 5.27 of the Act requires that a general meeting of electors be held once every financial year. The meeting is to occur not more than 56 days after the local government accepts the Annual Report.

'5.27 Electors' general meetings

- (1) A general meeting of the electors of a district is to be held once every financial year.

- (2) A general meeting is to be held on a day selected by the local government but not more than 56 days after the local government accepts the annual report for the previous financial year.
- (3) The matters to be discussed at general electors' meetings are to be those prescribed.'

The City of Belmont 2022-2023 Annual Report was formally adopted at the 12 December 2023 Ordinary Council Meeting.

Section 5.32 of the Act requires that the minutes of the electors' general meeting be kept and made available for public inspection before the Council Meeting at which decisions made at the electors' meeting are first considered.

Section 5.33 of the Act requires all decisions made at electors' meetings be considered at the next available ordinary council meeting, or, if not possible at a special council meeting called for that purpose, whichever happens first. The reasons for a decision made at a council meeting in response to a decision made at an electors' meeting are to be recorded in the minutes of the council meeting.

Regulation 15 of the *Local Government (Administration) Regulations 1996 (WA)* outlines the matters to be discussed at the electors' general meeting.

'15. Matters to be discussed at general meeting (Act s5.27(3))

For the purposes of section 5.27(3), the matters to be discussed at a general electors' meeting are, firstly, the contents of the annual report for the previous financial year and then any other general business.'

Background

The Annual Electors' Meeting was held on Monday 3 February 2025 at the City of Belmont Civic Centre, 215 Wright Street, Cloverdale.

Report

Public notice of the Annual Electors' Meeting was placed in the Perth Now newspaper on 23 January 2025, placed on the notice board in the City of Belmont Civic Centre, the e-Community Board in the Ruth Faulkner Library, the City of Belmont website and advertised through social media. The Annual Electors' Meeting was also included in the 2025 meeting schedule list published on the website in December 2024 and published in the Perth Now newspaper on 16 January 2024.

There were 13 electors and one member of the public in attendance, being:

Electors

Mr M Cardozo
Mr R Fleming
Ms J Gee
Mr S Maher
Ms K Neill
Mr S Osborne
Mr M Phelan
Ms R Potter
Ms D Ransome
Ms E Ransome
Mr R Reakes
Ms D Sekulla
Mr T Teasdale

Members of the Public (Non-Elector)

Ms L Hollands

The following decision was made at the Annual Electors' Meeting held on Monday, 3 February 2025:

- Receipt of the City of Belmont 2023-24 Annual Report

Receiving the Annual Report

The following questions from Ms Hollands were taken on notice at the 3 February 2025 Annual Electors' Meeting. Ms Hollands was provided with a response on 21 February 2025. The response from the City is recorded accordingly:

1. The Annual Report 2023-24 makes mention of an increase of 4 staff, with a paygrade of over \$130,000. Can we get an idea of what these staff do?

Response

There has been no increase in staff as commented upon in the question. What has occurred is as salaries increase under the City of Belmont Enterprise Agreement, more officers fall under the Local Government Act 1995 (WA) requirement to disclose their cash salary.

2. Could the City explain why there was a nearly \$500,000 increase for negotiating contracts?

Response

This question has been answered above.

9. Can I please be provided a breakdown on how much this is costing the ratepayer? (in regard to the Housing Commission properties such as those on Belvidere Street)

Response

The direct cleanup costs of the verge outside 23 Belvidere St Belmont amounts to approximately \$7,200. This includes cleanup of 10 dumping incidents between July 2024 and February 2025. The estimated cost includes staff, overheads, plant, and contractors required to remove the waste.

11. The cameras for instance on Garratt Road, what sort of cameras are they, are they number plate recognition cameras?

Response

These are police operated cameras (ANPR - Automatic Number Plate Recognition).

The following question from Ms Gee was taken on notice at the 3 February 2025 Annual Electors' Meeting. Ms Gee was provided with a response on 21 February 2025. The response from the City is recorded accordingly:

1. In regard to Elected Members Professional Development, are all the current Councillors up to date with their Professional Development training? Can you let me know what this training is?

Response

All newly elected Councillors are required to complete a compulsory training programme as set out in s. 5.126 of the Local Government Act 1995 (WA). The training programme incorporates the following units:

Module 1 - Understanding Local Government

Module 2 - Conflicts of Interest

Module 3 - Serving on Council

Module 4 - Meeting Procedures

Module 5 - Understanding Financial Reports and Budgets

All elected Councillors have twelve months from the date of their election to complete the training.

Motions – General Business

Under general business, the following motions were put forward and are to be considered by Council:

Motion 1

Mr S Osborne moved, Mr R Fleming seconded

To change the Local Law allowing children's swings to be hung from verge trees allowing neighbouring kids to have use and allow community interaction and encourage outdoor play. Follow South Perth's Local Law and be a City friendly community shire.

Carried 10 votes to 2

Officer comment

The City's Consolidated Local Law 2020 prohibits the unlawful placement of items on local government property (which broadly covers items such as swings affixed to street trees and play equipment placed on the road reserve or other local government property).

The Consolidated Local Law is not due for statutory review until 2028.

The City provides swings and play equipment in public open spaces that are compliant with the Australian Standards for Playgrounds. The placement of privately-owned play equipment on City property presents a liability risk to the City. Should injury occur arising from the use of such play equipment, the City could be placed in a position of significant liability.

Depending on the nature of the fixings, damage may occur to the tree or compromise its health, useful life expectancy or structure (in contradiction to the City's Urban Forest position). Ropes result in localised chafing of cambium bark, resulting in damage and compromising the branch.

As noted above the failure of a tree-limb supporting private play-equipment could result in injury exposing the City to significant liability.

It is considered that no further action is required.

Motion 2

Ms R Potter moved, Ms K Neill seconded

For the City of Belmont to investigate the pricing, suitable locations and needs for bird watering stations to be installed throughout the City. Presenting a report back to Council at the Agenda Briefing Forum on 18 March 2025 for further questions and comments with officer recommendations then presented to the Ordinary Council Meeting on the 25 March 2025.

Carried 13 votes to 0

Officer comment

The City has already purchased 2 x 'Cockitrough' watering stations. One will be installed at Garvey Park. The other one will be installed at Signal Hill.

These troughs require a water source so the installation will be dependent on a WaterCorp connection – we are currently liaising with WaterCorp on this.

The anticipated cost to purchase and install including water connections amounts to approximately \$15,000 each.

It is considered that no further action is required.

Motion 3

Ms R Potter moved, Ms K Neill seconded

For the City of Belmont to investigate a project in conjunction with the adjoining businesses and local residents to beautify the intersection of Orrong Road and Oats Street Kewdale, including greening and landscaping. With a report to be presented back to Council at the Agenda Briefing Forum on the 8 April 2025.

Carried 7 votes to 0

Officer comment

The future of Orrong Road is currently being assessed by Main Roads under their Orrong Connect Project. Any long-term plans for this junction need to be mindful of potential outcomes arising from this project.

The City has control over the northeast side of the junction. The central median is controlled by Main Roads and the southwest side by Town of Victoria Park.

On the City of Belmont side there is very limited verge space at the Orrong Road/Oat Steet junction that is controlled by the City. The City as part of the Streetscape Enhancement Program is looking at opportunities to improve verges along Orrong Road. This junction will be included as part of that programme.

Following the success of the Verge Garden programme last year the City intends to extend this to local businesses. The City will reach out to the businesses at the junction with regards improving the aesthetics of the verges under their control.

It is considered that no further action is required at this time.

Motion 4

Mr M Phelan moved, Mr M Cardozo seconded

I propose a notice of motion that the Council have a look at its traffic calming methods, such as chicanes, speed bollards etc. Does the Council believe that this method is the better and economical use of ratepayers' dollars in order to carry out what is in effect a police duty and indeed I would suggest that some of the methods used is downright dangerous and an invitation to speed.

Carried 8 votes to 2

Officer comment

The consideration and implementation of traffic calming treatments is informed by location-specific crash analysis and industry best practice resources such as Main Roads WA, Strategy and Implementation Framework, Low-Cost Urban Road Safety, May 2022, D22#24187.

The Main Roads WA document provides guidance on specific treatments that have proven performance.

It is considered that no further action is required.

Motion 5

Mr M Phelan moved, Ms E Ransome seconded

I propose a notice of motion that controls should be placed on e-scooters with a plan for tracking the owners e.g. licensing etc., as I would regard them as a danger to pedestrians and motorists alike.

Carried 8 votes to 0

Officer comment

Controls for tracking owners/licencing of e-scooters would need to be led by the State Government as the use of e-scooters is not confined to local government boundaries.

There is existing legislation controlling the use of e-scooters on footpaths and roads, these rules are enforced by the WA Police.

It is considered that no further action is required.

Motion 6

Mr M Phelan moved

I propose a notice of motion for verge tree planting. I pose the question to the people who plan this, have they given thought to the fact that these trees will become a safety hazard, when they grow a body of leaves as they will leave blind spots for people on the street as they gain access to the road with a car etc.

The motion was lost due to the want of a seconder

Motion 7

Mr M Cardozo moved, Ms R Potter seconded

That the Council instruct the Chief Executive Officer to commence the livestreaming of Agenda Briefing Forums (ABFs) effective immediately, aligning Belmont with the Local Government Authorities of Victoria Park, Canning, Kalamunda, Swan, Bassendean, Bayswater, and South Perth by activating the existing livestreaming infrastructure and ensuring that all future ABFs are made publicly accessible on the City's website and relevant digital platforms.

Carried 12 votes to 0

Officer comment

Unlike Ordinary Council Meetings which are mandated by the Act and must be held, Agenda Briefing sessions are not required by the Act and are not compulsory.

Each local government authority has the discretion to determine whether it conducts an agenda briefing session at all for its Council, and then if so, whether such sessions are closed or open to the public.

The fact of another local authority providing (or not providing) something which is discretionary is not a sufficient basis to compel or justify the City to provide (or not provide) that same thing. If that reasoning were to hold, then it would be open to the City to entertain not holding ABF's at all, or to hold ABF's in closed session as consistent with a number of other Perth local authorities.

The City's ABF's are transparent. They are open to the public to attend, and ABF minutes are made available to the public. Livestreaming of ABF's does not alone render the ABF's more transparent.

It is considered that no further action is required.

Motion 8

Ms J Gee moved, Mr M Phelan seconded

That Council exclude those at the podium from being on facial recognition and from being recorded on camera whilst attending Council Meetings.

Carried 10 votes to 0

Officer comment

The Act at section 5.23A requires Tier 1 council meetings to be video and audio recorded for livestreaming.

Section 5.24 of the Act provides that a *council meeting* must allocate time for questions raised by members of the public ("public question time").

In other words, the Act:

- a. mandates public question time as a part/component of every council meeting, and
- b. requires Tier 1 councils to video and audio livestream every council meeting.

Public question time, being a legislated part of Council meetings, is required to be video and audio captured for livestreaming. This means that participants in public question time are required to be livestreamed (video and audio captured).

Parliament intended that the livestreaming provisions provide transparency, including by supporting investigations particularly when there is a dispute about comments made during a meeting (including public question time.).

If a member of the community wishes to raise a question with the City and that person does not wish to be video and audio captured at public question time during a Council meeting, then the City welcomes those queries being raised as normal correspondence, to which the City will respond.

It is considered that no further action is required.

Financial implications

There are no financial implications evident at this time.

Environmental implications

There are no environmental implications associated with this report.

Social implications

There are no social implications associated with this report.

Attachment details

Attachment No and title
1. Annual Electors Meeting 3 February 2025 Minutes [12.5.1 - 11 pages]



Annual Electors' Meeting

Minutes

Monday 3 February 2025



CITY OF BELMONT

Annual Electors' Meeting

Minutes

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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.

Minutes from the Annual Electors' Meeting held in the Function Room, City of Belmont Civic Centre, 215 Wright Street, Cloverdale on Monday 3 February 2025 commencing at 6:30pm.

Minutes

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 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 M Chambers	Acting Coordinator Governance
Ms S Bell	Governance Officer

Electors

Mr M Cardozo
Mr R Fleming
Ms J Gee
Mr S Maher
Ms K Neill
Mr S Osborne
Mr M Phelan
Ms R Potter
Ms D Ransome
Ms E Ransome
Mr R Reakes
Ms D Sekulla
Mr T Teasdale

Members of the Public (Non-Elector)

Ms L Hollands

1 Welcome

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.

6:35pm In accordance with Section 17.2 of the City of Belmont *Standing Orders Local Law 2017*, the Presiding Member informed the meeting, that should any person in attendance wish to participate in the discussions, who is not an elector or a ratepayer, an elector can move a motion in order for this to occur.

Ms L Hollands indicated that she would like the opportunity to participate in the discussion.

Ms J Gee moved, Ms D Ransome seconded

That in accordance with Section 17.2 of the Standing Orders Local Law 2017 Ms Hollands, who is not an elector or ratepayer, be permitted to participate in the discussion.

Carried 9 votes to 0

2 Apologies and leave of absence

Cr J Powell (apology)

Cr B Ryan (apology)

Ms D Dabala (apology)

South Ward

East Ward

Manager Governance and Legal

3 Report of the Mayor

The Report of the Mayor is contained in the 2023-24 Annual Report. The Mayor asked if there were any questions on the report.

Ms L Hollands asked the following questions:

1. Does the City have any figures yet on which types of trees will be planted this year?

Response

The Director Infrastructure Services stated that the City is targeting over 3,000 trees this year.

2. Will the program continue this year for residents to get trees for their verge gardens?

Response

The Director Infrastructure Services stated that this is correct, and this program will be available. The City is hoping to expand the tree and streetscape programs.

4 Report of the Chief Executive Officer

The report of the Chief Executive Officer (CEO) is contained in the 2023-24 Annual Report. The Mayor asked if there were any questions regarding the content of the report. There were no questions.

5 Receiving the Annual Report

Ms L Hollands asked the following questions:

1. The Annual Report 2023-24 makes mention of an increase of 4 staff, with a paygrade of over \$130,000. Can we get an idea of what these staff do?

Response

The Chief Executive Officer stated that the increase would have been as a result of salary increases linked to the City's Enterprise Bargaining Agreement. The Chief Executive Officer stated that he would take the remainder of that question on notice.

2. Could the City explain why there was a nearly \$500,000 increase for negotiating contracts?

Response

The Chief Executive Officer stated that the question would be taken on notice.

3. Why is the City getting rid of some committees that previously existed?

Response

The Chief Executive Officer stated that there was consideration years ago that the committees for Community Vision and Environmental were only meeting when there was something to endorse. These matters are now presented and updated through Information Forums which the City conducts on Tuesday evenings, and then items are presented at Ordinary Council Meetings for consideration.

4. It is also mentioned in the Annual Report 2023-24 that the City seeks community input for different projects. I would like to know why community input is not what it should be, particularly at Council Meetings when we cannot make submissions or deputations. This is not consistent with what is said in the report.

Response

The Chief Executive Officer stated that with due respect to Ms Hollands, he did not agree. He further stated that as is known by Ms Hollands, if the public wishes to make a submission or deputation at an Agenda Briefing Forum, members of the public are required to explain how they are directly affected by an item on the agenda, and then it is up to the Presiding Member to determine whether to allow the person to speak.

5. In terms of 'directly affected', when will we be provided the definition of this term, as it is often determined before the meeting?

Response

The Chief Executive Officer stated that he has provided a response to this question at a Council Meeting a few months back. The Chief Executive Officer further stated that it is up to the Presiding Member, and that Ms Hollands is correct, there is no set definition for 'directly affected', but that there are ample definitions of 'directly affected' online.

6. Can we have a breakdown of what the Chief Executive Officer feels has been achieved this year?

Response

The Chief Executive Officer stated that there is a summary of what has been achieved on page 8 of the Annual Report 2023-24, under 'Report of the Chief Executive Officer'.

7. What is the City doing in regard to Housing Commission properties, such as those on Belvidere Street, where there is junk left about the properties, and it is left for the City Rangers to pick up. Is the State Government reimbursing the City of Belmont for this?

Response

The Chief Executive Officer stated that the short answer is no, the Department of Communities has not reimbursed the City to date. The reason for this is the concern in regard to identifying who the culprit is. The City is working closely with the Department of Communities, and the Member for Belmont to try and resolve this matter at Belvidere and Towton Street.

8. Are you suggesting the best person to put some pressure on during this election year is the Member for Belmont?

Response

The Chief Executive Officer stated that no, he did not say that.

9. Can I please be provided a breakdown on how much this is costing the ratepayer?

Response

The Chief Executive Officer stated he is happy to provide a breakdown, and further noted that the City staff want to improve the amenity and the streetscape, rather than leave waste laying around. The Chief Executive Officer further stated that the Department of Communities has a response rate of within 28 days, the City believes it is important to clear the debris prior to this.

10. In regard to CCTV cameras around the City, what is the purpose of these cameras, and do these have facial recognition on them?

Response

The Chief Executive Officer stated that the City provides 630 CCTV cameras around the City. The cameras that are externally facing are linked to the police, therefore if there are any issues with anti-social behaviour this assists us with potentially apprehending those individuals. The Chief Executive Officer further stated that he does not believe these cameras are equipped with facial recognition.

11. The cameras for instance on Garratt Road, what sort of cameras are they, are they number plate recognition cameras?

Response

The Chief Executive Officer stated that the question would be taken on notice.

Ms J Gee asked the following question:

1. In regard to Elected Members Professional Development, are all the current Councillors up to date with their Professional Development training? Can you let me know what this training is?

Response

The Chief Executive Officer stated that all the mandatory training that Councillors have to undertake has all been completed by Elected Members. The Chief Executive Officer further stated that the remainder of the question would be taken on notice.

Note:

Subsequent to the above response, it is noted that Cr Harris and Cr Powell have not completed their compulsory Elected Member training. Both are within the twelve months provided for in the *Local Government Act 1995 (WA)* for training to be completed.

Officer Recommendation

Mr T Teasdale moved, Ms D Sekulla seconded

That the City of Belmont Annual Report 2023-2024 be received.

Carried 11 votes to 0

6 General business

6.1 Notice of Motion 1

Mr S Osborne moved, Mr R Fleming seconded

To change the Local Law allowing children's swings to be hung from verge trees allowing neighbouring kids to have use and allow community interaction and encourage outdoor play. Follow South Perth's Local Law and be a City friendly community shire.

Carried 10 votes to 2

6.2 Notice of Motion 2

Ms R Potter moved, Ms K Neill seconded

For the City of Belmont to investigate the pricing, suitable locations and needs for bird watering stations to be installed throughout the City. Presenting a report back to Council at the Agenda Briefing Forum on 18 March 2025 for further questions and comments with officer recommendations then presented to the Ordinary Council Meeting on the 25 March 2025.

Carried 13 votes to 0

6.3 Notice of Motion 3

Ms R Potter moved, Ms K Neill seconded

For the City of Belmont to investigate a project in conjunction with the adjoining businesses and local residents to beautify the intersection of Orrong Road and Oats Street Kewdale, including greening and landscaping. With a report to be presented back to Council at the Agenda Briefing Forum on the 8 April 2025.

Carried 7 votes to 0

6.4 Notice of Motion 4

Mr M Phelan moved, Mr M Cardozo seconded

I propose a notice of motion that the Council have a look at its traffic calming methods, such as chicanes, speed bollards etc. Does the Council believe that this method is the better and economical use of ratepayers' dollars in order to carry out what is in effect a police duty and indeed I would suggest that some of the methods used is downright dangerous and an invitation to speed.

Carried 8 votes to 2

6.5 Notice of Motion 5

Mr M Phelan moved, Ms E Ransome seconded

I propose a notice of motion that controls should be placed on e-scooters with a plan for tracking the owners e.g. licensing etc., as I would regard them as a danger to pedestrians and motorists alike.

Carried 8 votes to 0

6.6 Notice of Motion 6

Mr M Phelan moved

I propose a notice of motion for verge tree planting. I pose the question to the people who plan this, have they given thought to the fact that these trees will become a safety hazard, when they grow a body of leaves as they will leave blind spots for people on the street as they gain access to the road with a car etc.

The motion was lost due to the want of a seconder

6.7 Notice of Motion 7

Mr M Cardozo moved, Ms R Potter seconded

That the Council instruct the Chief Executive Officer to commence the livestreaming of Agenda Briefing Forums (ABFs) effective immediately, aligning Belmont with the Local Government Authorities of Victoria Park, Canning, Kalamunda, Swan, Bassendean, Bayswater, and South Perth by activating the existing livestreaming infrastructure and ensuring that all future ABFs are made publicly accessible on the City's website and relevant digital platforms.

Carried 12 votes to 0

6.8 Notice of Motion 8

Ms J Gee moved, Mr M Phelan seconded

That Council exclude those at the podium from being on facial recognition and from being recorded on camera whilst attending Council Meetings.

Carried 10 votes to 0

7 Closure

There being no further business, the Presiding Member thanked everyone for their attendance and closed the meeting at 7:43pm.

12.6 Payment of Superannuation for Elected Members

Voting Requirement	:	Absolute Majority
Subject Index	:	35/009
Location/Property Index	:	N/A
Application Index	:	N/A
Disclosure of any Interest	:	Nil – Elected Members are not required to disclose an interest – S.5.63 (1) (c) (1a) <i>Local Government Act 1995 (WA)</i> as amended.
Previous Items	:	N/A
Applicant	:	N/A
Owner	:	N/A
Responsible Division	:	Corporate and Governance

Council role

Executive The substantial direction setting and oversight role of the Council e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.

Purpose of report

To consider the payment of superannuation for Elected Members in line with the recent amendments to the *Local Government Act 1995 (WA)*. Superannuation payments will be the same as superannuation guarantee payments made to all employees in Australia.

Summary and Key Issues

- The State Government has initiated a series of reforms to Local Government in Western Australia. The second tranche of the reform process included legislation for the payment of superannuation to all Elected Members.
- The payment of superannuation will be at the same rate (currently 11.5%) as for all Australian employees. Elected Members will not, however, be employees under the amendments to the *Local Government Act 1995 (WA)* section 5.99B to 5.99E.
- The relevant amendment to the *Local Government Act 1995 (WA)* as noted above was from 1 February 2025.
- It will be compulsory for all Tier 1 and 2 councils to have superannuation for elected members as from 19 October 2025. Elected Members can opt out even if Council resolves to pay superannuation to Elected Members.

- Elected Members will not have to disclose a financial interest when determining this matter under section 5.63 (1)(c)(1a) of the *Local Government Act 1995 (WA)*.
- Superannuation will be calculated and paid on Elected Member Sitting Fees and Allowances only and not payments that are equivalent to reimbursement of costs such as the ICT Allowance or expense reimbursements.

Officer Recommendation

That Council:

1. Approves the payment of equivalent Superannuation Guarantee for Elected Members from 1 February 2025 as per the amendment to sections 5.99B to 5.99E of the *Local Government Act 1995 (WA)*; and
2. Amends the 2024-25 Municipal Budget by transferring \$21,421 from the 2024-25 Surplus to Elected Member SG Superannuation account.

An absolute majority of Council is required

Location

Not applicable.

Consultation

There has been no specific consultation undertaken in respect to this matter.

Strategic Community Plan implications

In accordance with the 2024–2034 Strategic Community Plan:

Key Performance Area: Performance

Outcome: 10. Effective leadership, governance and financial management.

Policy implications

There are no policy implications associated with this report.

Statutory environment

The *Local Government Act 1995 (WA)* (as amended), specifically sections 5.99B to 5.99E. The amendments came into effect on 1 February 2025 and are part of the State Government's Local Government Reform Agenda – Tranche 2.

Background

The introduction of superannuation for all Elected Members has been the subject of lobbying efforts by WALGA for the last five years and a commitment from the current WA Government since the last election. The amendments to the *Local Government Act 1995 (WA)* (the Act) for tranche 2 of the Reform Process came into effect from 1 February 2025. This will see all Elected Members across WA eligible to receive superannuation at the current Superannuation Guarantee rate of 11.5%. Prior to the amendments to the Act, Elected Members who wished to be paid superannuation, were required to resolve to be an Eligible Local Governing Body (ELGB) under the Commonwealth Government's Tax Administration Act. This meant a change to the treatment of a number of items including Fringe Benefits Tax, as Elected Members become notional employees under the Tax Administration Act. Very few Councils undertook this process relying on, and waiting for the above amendments to the Act.

Report

New provisions in the Act streamline the provision of superannuation to Elected Members. Following passage of the Local Government Amendment Act 2024 (WA), new sections 5.99B to 5.99E of the Act will allow local governments to resolve by absolute majority to make superannuation contributions for Elected Members from 1 February 2025.

Prior to this, if a local government wanted to offer superannuation to Elected Members it would need to become an "Eligible Local Governing Body (ELGB)" under the Commonwealth Government's Taxation Administration Act 1953, which requires a unanimous council resolution, not just an absolute majority.

Making superannuation contribution payments for Elected Members acknowledges the significant dedication and investment of time Members commit to their role and helps bring Council in line with the wider workforce.

The resolution is streamlined by only requiring an absolute majority decision rather than a unanimous one. Similarly, the system set out in the Act means superannuation can be paid without needing to also address the other taxation requirements of becoming an ELGB.

The reform aims to attract and retain Elected Members and encourages greater diversity across local governments.

From 1 February 2025 all local governments will have the option to resolve by absolute majority to make superannuation contributions to Elected Members. From 19 October 2025, it will become mandatory for Tier 1 and 2 local governments to make superannuation contributions (the City of Belmont is a Tier 1 Council). For Tier 3 and 4 local governments, the payment will remain optional for each council to decide if they want to make superannuation contributions to Elected Members.

Where a local government is required to, or resolves to, make superannuation contributions, individual Elected Members may choose to “opt out” of receiving superannuation.

Superannuation contribution payments for Elected Members will be made in addition to other fees and allowances. These will sit outside the threshold for fees and allowances set by the Salaries and Allowances Tribunal. Elected Members may receive various types of fees and allowances, in accordance with the Act.

The requirement to make superannuation contribution payments in respect of these Sitting Fees and Allowances is to be determined in accordance with *Commonwealth Superannuation Guarantee (Administration) Act 1992* (the SG Act) and the further guidance provided in a follow-up Ruling.

While Elected Members are not considered employees under the SG Act, they are to be treated in the same manner as employees of the local government for the purposes of calculating superannuation contribution payments. The payment is to be the same required under the SG Act.

By 1 July 2025, the Superannuation Guarantee rate will be 12%.

The superannuation contribution payment is to be paid at the same time as the remuneration of the Council member is paid. In order to allow a superannuation contribution payment to be made, an Elected Member must nominate a superannuation account from a scheme fund to which the SG Act applies. Local governments must not make a superannuation contribution payment for an Elected Member if they fail to nominate an eligible superannuation account before the end of the month to which the payment relates.

Local governments must not make superannuation contribution payments for Elected Members during any period which they are suspended under the Act. Council members are also not entitled to a superannuation payment during which they are not entitled to receive their Sitting Fees and Allowances.

Individual Elected Members may opt out of receiving superannuation contributions payment by providing a notice in writing to the CEO.

If an Elected Member is paid their Sitting Fees and Allowances in advance, in the event of their resignation they will need to repay any overpaid superannuation contributions. As this typically cannot be taken from the superannuation fund, the Elected Member will need to repay this from their own finances.

Superannuation will be calculated based on Sitting Fees and Allowances such as the Mayoral and Deputy Mayor allowances. The ICT Allowance is not included in the calculation for superannuation as it is deemed a payment for the provision of a service, in this case phone, internet and other communication essentials which would otherwise be reimbursable if the ICT allowance was not in place.

The method of calculating the amount to be repaid is specified in regulations 32B and 34AE(2) of the *Local Government (Administration) Regulations 1996 (WA)*.

The cost of paying superannuation for council members will need to be met by each local government out of its existing budget. This cost will vary according to the fees and allowances the Salaries and Allowances Tribunal and the Council have determined to pay the Mayor/Deputy Mayor and Councillors and how many council members there are.

Three options have been considered in preparing this report.

Option 1 – Payment of Superannuation from the introduction of the new legislation providing for Elected Member Superannuation, that is 1 February 2025.

Option 2 – Payment from the new budget year, that is 1 July 2025.

Option 3 – Payment from 19 October 2025, that is when the payment for superannuation becomes compulsory for Tier 1 and 2 Councils.

The recommendation is to adopt Option 1, payment of Elected Member Superannuation commencing 1 February 2025 as consistent with the introduction of the changes to the Act. The City has sufficient financial capacity to meet this additional payment.

Elected Members are not required to disclose a financial interest when determining this matter as provided by section 5.63 (1)(C)(1a) of the Act.

Financial implications

The cost for the provision of superannuation for the period 1 February 2025 to 30 June 2025 is \$21,421.

This is based on superannuation at 11.5% of the Sitting Fees and Allowances.

A full year for 2025-26 will cost approximately \$55,253 based on standard superannuation rising to 12% on 1 July 2025 and the determination yet to be delivered by the Salaries and Allowances Tribunal on Sitting Fees and Allowances for 2025-26.

An estimate of 3% has been factored into the above calculation to cover the impact of any decision from the Salaries and Allowances Tribunal.

Environmental implications

There are no environmental implications associated with this report.

Social implications

There are no social implications associated with this report.

Attachment details

Attachment No and title
Nil.

12.7 2025 Ordinary Local Government Election - Appointment of WA Electoral Commissioner

Voting Requirement	:	Absolute Majority
Subject Index	:	44/023 Ordinary Local Government Election - 2025
Location/Property Index	:	N/A
Application Index	:	N/A
Disclosure of any Interest	:	Nil
Previous Items	:	Item 12.5 OCM 28/03/2023
Applicant	:	N/A
Owner	:	N/A
Responsible Division	:	Corporate and Governance

Council role

Executive The substantial direction setting and oversight role of the Council e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.

Purpose of report

For Council to resolve for the Chief Executive Officer to write to the Western Australian Electoral Commissioner (the Commissioner) to seek the Commissioner's agreement to conduct the 2025 City of Belmont Ordinary Local Government Elections in October.

Summary and key issues

Prior to Council resolving to appoint the Electoral Commissioner to conduct the elections on behalf of the City of Belmont (City), the written agreement of the Electoral Commissioner must first be obtained.

Officer Recommendation

That Council resolves to authorise the Chief Executive Officer to write to the Western Australian Electoral Commissioner seeking:

1. The Commissioner's written agreement to conduct the 2025 Ordinary Local Government Elections on behalf of the City; and
2. Estimates of the Commissioner's costs to conduct the 2025 Ordinary Local Government Election on behalf of the City.

An absolute majority of Council is required

Location

Not applicable.

Consultation

There has been no specific consultation undertaken in respect to this matter.

Strategic Community Plan implications

In accordance with the 2024–2034 Strategic Community Plan:

Key Performance Area: Performance

Outcome: 10. Effective leadership, governance and financial management.

Policy implications

There are no policy implications associated with this report.

Statutory environment

Local Government Act 1995 (WA)

4.20. CEO to be returning officer unless other arrangements made

- (1) Subject to this section the CEO is the returning officer of a local government for each election.
- (2) A local government may, having first obtained the written agreement of the person concerned and the written approval of the Electoral Commissioner, appoint* a person other than the CEO to be the returning officer of the local government for —

- (a) an election; or
- (b) all elections held while the appointment of the person subsists.

** Absolute majority required.*

- (3) An appointment under subsection (2) —
 - (a) is to specify the term of the person's appointment; and
 - (b) has no effect if it is made after the 80th day before an election day.
- (4) A local government may, having first obtained the written agreement of the Electoral Commissioner, declare* the Electoral Commissioner to be responsible for the conduct of an election, or all elections conducted within a particular period of time, and, if such a declaration is made, the Electoral Commissioner is to appoint a person to be the returning officer of the local government for the election or elections.

** Absolute majority required.*

Background

The City may appoint a person other than the Chief Executive Officer (CEO) to be the Returning Officer of the Local Government for elections and with the written agreement of the Electoral Commissioner, declare that the Electoral Commissioner is responsible for the election. By declaring the Electoral Commissioner responsible, the Electoral Commissioner must then appoint a person to be the returning officer.

Report

The Western Australian Electoral Commission has conducted the ordinary and extraordinary elections for the City for a number of years. Previously the Electoral Commissioner has approached the City and offered to conduct an election as a postal election. Due to the recent State Election, the City has not yet been contacted by the Commissioner. Therefore, we recommend that the City contacts the Commissioner seeking the Commissioner's agreement to conduct the 2025 Ordinary Council Election for the City, as should the City determine to conduct the election by postal voting, the Commissioner's assistance is required. Under the *Local Government Act 1995 (WA)* (the Act), Council cannot resolve to conduct the election as a postal election unless the Electoral Commissioner has agreed to be responsible for the election.

As voting is not compulsory in local government elections, advice from the Electoral Commission is that elector participation for in-person elections is far lower than in postal elections. The reasons for this are that postal voting is less of an impost on people's time and is more convenient. By contrast, in-person

polling days are usually on a Saturday at set locations causing potential conflicts with family activities, sport and work.

The Officer recommendation is that the elections be conducted via post to maximise voter participation.

It should be noted that the recent amendments to the Act have introduced a provision for the Governor, on advice from the Minister, to Order that local government elections have to be conducted as a postal election and conducted by the Electoral Commissioner.

The cost of the election is on a cost recovery basis. The 2023 Ordinary Election was conducted as a postal ballot and the cost was \$150,000 inc GST incorporating both the Mayoral and Ward elections. At the 2025 election there will be the following vacancies:

Ward	Number of Vacancies:
South	2
East	1
Central	1
West	1

Depending on how the 2025 election is run, the costs for the 2025 Election may be higher than in 2023. Despite there being no Mayoral election in 2025, as preferential voting has been introduced for local government elections, the City might decide to ask the Commissioner to run the election, so that the Electoral Commissioner can provide electoral staff trained in managing preferential voting. Electoral count staff have previously been sourced from City employees with these costs borne by the City.

Financial implications

Provision will be made in the 2025-26 Annual budget for the election expenses based on information supplied by the WAEC.

The City provides for the expenditure annually by allocating funds to its Election Expenses reserve. The balance at the end of the 2023-24 financial year was \$8,497. Two elections were held in the 2023-24 financial year, the October election and the Extraordinary election in June 2024.

Environmental implications

There are no environmental implications associated with this report.

Social implications

There are no social implications associated with this report.

Attachment details

Attachment No and title
Nil.

12.8 Accounts for Payment February 2025

Voting Requirement	:	Simple Majority
Subject Index	:	54/007 - Creditors Payment Authorisations
Location/Property Index	:	N/A
Application Index	:	N/A
Disclosure of any Interest	:	Nil
Previous Items	:	N/A
Applicant	:	N/A
Owner	:	N/A
Responsible Division	:	Corporate and Governance

Council role

Executive The substantial direction setting and oversight role of the Council e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.

Purpose of report

To present to Council the list of expenditure paid for the period 1 February 2024 to 28 February 2024 under delegated authority.

Summary and key issues

A list of payments is presented to the Council each month for confirmation and endorsement in accordance with the *Local Government (Financial Management) Regulations 1996 (WA)*.

Officer Recommendation

That the Authorised Payment Listing for February 2025 as provided under Attachment 12.8.1 be received.

Location

Not applicable.

Consultation

There has been no specific consultation undertaken in respect to this matter.

Strategic Community Plan implications

In accordance with the 2024–2034 Strategic Community Plan:

Key Performance Area: Performance

Outcome: 10. Effective leadership, governance and financial management.

Outcome: 11. A happy, well informed and engaged community.

Policy implications

There are no policy implications associated with this report.

Statutory environment

Regulation 13(1) of the *Local Government (Financial Management) Regulations 1996 (WA)* states:

“If the local government has delegated to the CEO the exercise of its power to make payments from the municipal fund or the trust fund, a list of accounts paid by the CEO is to be prepared each month showing for each account paid since the last such list was prepared:

- (a) the payee's name;
- (b) the amount of the payment;
- (c) the date of the payment; and
- (d) sufficient information to identify the transaction.”

(3) A list prepared under sub regulation (1) is to be presented to Council at the next ordinary meeting of Council after the list is prepared; and recorded in the minutes of that meeting.

Regulation 13A of the *Local Government (Financial Management) Regulations 1996 (WA)* effective from 1 September 2023 states:

- (1) If a local government has authorised an employee to use a credit, debit or other purchasing card, a list of payments made using the card must be prepared each month showing the following for each payment made since the last such list was prepared —
 - (a) the payee's name;
 - (b) the amount of the payment;

- (c) the date of the payment;
 - (d) sufficient information to identify the payment.
- (2) A list prepared under subregulation (1) must be —
- (a) presented to the council at the next ordinary meeting of the council after the list is prepared; and
 - (b) recorded in the minutes of that meeting.

Background

Council has delegated to the Chief Executive Officer under Delegation 1.1.18 to make payment from the Municipal and Trust Fund account. In accordance with Regulation 13(1) of the *Local Government (Financial Management) Regulations 1996 (WA)*, where this power has been delegated, a list of payments each month is to be compiled and presented to Council.

Report

The following summary of payments are recommended for confirmation and endorsement.

Payment type	Payment reference	\$
Municipal Fund Cheques	788893	229.10
Municipal Fund EFTs	EF094676-EF095001	4,387,545.23
Municipal Fund Payroll	February 2025	2,138,129.65
Trust Fund EFT	EF094730	12,364.48
Total Payments for February 2025		6,538,268.46

A copy of the Authorised Payment Listing is included as Attachment 12.8.1.

Financial implications

All expenditure included in the Payment Listing is in accordance with Council's Annual budget.

Environmental implications

There are no environmental implications associated with this report.

Social implications

There are no social implications associated with this report.

Attachment details

Attachment No and title
1. February 2025 payments [12.8.1 - 6 pages]

Attachment 12.8.1 February 2025 payments

					
City of Belmont					
Accounts for Payment - February 2025					
Compiled : 05/03/25 13:08					
Pmnt Ref	Date	CR Code	Supplier	Pmnt Amt	Description
Contractors					
EF094681	06/02/25	00346	Action Couriers	80.21	Courier Service
EF094682	06/02/25	00390	Landgate	6,296.42	Title Searches - GRV's Metro & DFES
EF094683	06/02/25	00608	Programmed Skilled Workforce Ltd	2,288.97	Labour/Personnel Hire
EF094684	06/02/25	00613	Qualcon Laboratories Pty Ltd	1,705.00	Core Analysis and Asphalt Testing
EF094691	06/02/25	01507	The Pressure King	21,969.69	Graffiti Removal - Various Location
EF094693	06/02/25	02589	Zenien	66,748.52	Security Services
EF094694	06/02/25	02958	Yoshino Sushi	129.58	Catering/Catering Supplies
EF094695	06/02/25	03361	All Fence U Rent Pty Ltd	1,353.00	Fencing
EF094697	06/02/25	03543	Labyrinth Constructions	11,286.00	Building Construction - Property Maintenance
EF094699	06/02/25	04643	Nyoongar Outreach Services Inc	6,875.00	Security Services
EF094702	06/02/25	05252	AAAC Towing Pty Ltd	407.00	Towing Vehicles
EF094705	06/02/25	06130	Amalgam Recruitment	2,254.82	Labour/Personnel Hire
EF094706	06/02/25	06160	SEEK Limited	583.34	Advertising
EF094707	06/02/25	06203	Ngala Boodja Aboriginal Land Care	9,127.76	Maintenance of Natural Areas COB
EF094708	06/02/25	06282	Dell Financial Services Pty Ltd	6,259.37	Plant/Equipment Hire
EF094710	06/02/25	06623	Glen Flood Group Pty Ltd T/as GFG Consulting	17,928.50	FOGO Customer Service Officer
EF094712	06/02/25	06718	Empire Roofing Services	3,550.00	Building Maintenance - COB
EF094715	06/02/25	06888	Veolia Water Operations Pty Ltd T/A Allpipe Technologies	18,269.46	Building Maintenance - COB
EF094716	06/02/25	06929	Brett David Investments T/A Successful Projects	15,780.60	Professional Fees - Engineering - Ornamental Lake Renewal
EF094717	06/02/25	06959	Elite Compliance Pty Ltd	2,557.50	Professional Fees - Building
EF094733	13/02/25	00118	Australia Post	3,552.42	Postage
EF094735	13/02/25	00221	John Hughes Group	742.00	Plant Parts & Repairs
EF094736	13/02/25	00230	Jackson McDonald	4,712.40	Legal Expenses
EF094739	13/02/25	00390	Landgate	435.70	Title Searches - GRV's Metro & DFES
EF094740	13/02/25	00613	Qualcon Laboratories Pty Ltd	3,388.00	Core Analysis and Asphalt Testing
EF094742	13/02/25	01002	RAC Businesswise Vehicle Breakdowns	20.00	Plant Parts & Repairs
EF094743	13/02/25	01188	Transcore Pty Ltd	10,450.00	Professional Fees - Redcliffe Traffic Modelling
EF094747	13/02/25	01731	Charter Plumbing and Gas	96.86	Plumbing Maintenance/Supplies
EF094748	13/02/25	01789	Allcom Communications	786.50	Two Way Radio Expenses
EF094754	13/02/25	03419	Gott Health	440.00	Community Exercise Classes
EF094755	13/02/25	03498	Talis Consultants Pty Ltd	41,541.61	Professional Fees - Belvidere Street Revitalisation Design
EF094756	13/02/25	03543	Labyrinth Constructions	30,866.00	Building Construction - Property Maintenance
EF094757	13/02/25	03599	Donald Cant Watts Corke (WA) Pty Ltd	12,540.00	Professional Fees - Wilson Park
EF094758	13/02/25	03707	Access Unlimited International Pty Ltd	178.20	Plant Parts & Repairs
EF094760	13/02/25	03789	BPA Engineering	4,400.00	Professional Fees - Hub Wright Street Expansion
EF094761	13/02/25	03824	Konica Minolta	2,493.33	Photocopy Expenses
EF094762	13/02/25	04467	Rent a Fence Pty Ltd	55.24	Fencing
EF094764	13/02/25	04580	Brenda Greenfield	450.00	Music/Entertainment Expenses - PAAP Session
EF094766	13/02/25	05016	Cyclus Pty Ltd	448.80	Labour/Personnel Hire
EF094767	13/02/25	05190	Mark Foote	9,753.70	Building Maintenance - COB
EF094768	13/02/25	05205	N and H Sanders	2,950.00	Floor Coverings - Rivervale Community Hall
EF094769	13/02/25	05283	IRP Pty Ltd	5,013.36	Labour/Personnel Hire
EF094772	13/02/25	06160	SEEK Limited	3,514.82	Advertising
EF094773	13/02/25	06203	Ngala Boodja Aboriginal Land Care	6,589.00	Maintenance of Natural Areas COB
EF094775	13/02/25	06446	Rhianna Abu Lashin	850.00	Music/Entertainment Expenses - Citizenship Ceremony
EF094777	13/02/25	06528	Diplomatik Pty Ltd	3,619.67	Professional Fees - Recruitment Services
EF094778	13/02/25	06591	Blue Tang (WA) T/A The Reef Unit Trust	3,300.00	Professional Fees - Faulkner Park Civic Centre
EF094779	13/02/25	06592	Grosvenor Engineering Group	141.68	Electrical Contractor - COB
EF094780	13/02/25	06875	Jimbu4J	41.40	Catering/Catering Supplies
EF094781	13/02/25	07006	Moorditj Mida Moort	1,500.00	Entertainment- Citizenship Ceremony
EF094802	20/02/25	00350	Veolia Environmental Services	514,250.37	Rubbish Removals
EF094803	20/02/25	00390	Landgate	4,957.90	Title Searches - GRV's Metro & DFES
EF094806	20/02/25	01006	Ron Fullers Air	363.00	Plant Parts & Repairs
EF094809	20/02/25	03543	Labyrinth Constructions	440.00	Building Construction - Property Maintenance
EF094812	20/02/25	03941	Metro Bee Services	330.00	Bee Removal
EF094813	20/02/25	04120	Randstad Pty Ltd	2,209.23	Labour/Personnel Hire
EF094814	20/02/25	04146	JB Hi-Fi Group Commercial Account, Osborne Park	6,334.00	Electrical Goods
EF094817	20/02/25	04727	Phenomenon Event Services Pty Ltd	1,597.75	Catering/Catering Supplies - Belmont Blockbusters
EF094819	20/02/25	05190	Mark Foote	396.00	Building Maintenance - Civic Centre
EF094820	20/02/25	05336	West-Sure Group Pty Ltd	576.35	Security Services
EF094821	20/02/25	05558	BlueFit Pty Ltd	207.50	Oasis Expenses
EF094822	20/02/25	06094	Boyan Electrical Services	321.75	Electrical Contractor
EF094826	20/02/25	06798	Aspire Performance Training	385.00	Professional Fees - Recruitment Services
EF094828	20/02/25	06841	Andrew Quilty	1,700.00	Library Entertainment- Workshop
EF094830	20/02/25	06928	Integrity Staffing	2,294.03	Labour/Personnel Hire
EF094831	20/02/25	06934	Positively Green Pty Ltd	7,813.66	BSRC Bowling Green Maintenance
EF094832	20/02/25	06942	Educating Kids	2,034.73	Floor Coverings - Rugs
EF094833	20/02/25	06959	Elite Compliance Pty Ltd	6,325.00	Professional Fees - Pool Barrier Inspection
EF094834	20/02/25	06989	Propagule Consulting	8,910.00	Professional Fees - Design - Ascot Waters
EF094841	27/02/25	00230	Jackson McDonald	1,960.20	Legal Expenses
EF094846	27/02/25	00295	Capital Recycling	9,767.12	Rubbish Removals
EF094847	27/02/25	00313	Coates Hire Operations Pty Ltd	356.00	Plant/Equipment Hire
EF094849	27/02/25	00350	Veolia Environmental Services	101,706.85	Rubbish Removals
EF094850	27/02/25	00394	Child & Adolescent Health Service - Dept of Health WA	721.86	Immunisation Expenses - January 2025
EF094852	27/02/25	00412	Dowsing Group Pty Ltd	76,717.91	Concrete Contractor - Profiling and Concrete Various Locations
EF094855	27/02/25	00608	Programmed Skilled Workforce Ltd	5,647.13	Labour/Personnel Hire
EF094856	27/02/25	00613	Qualcon Laboratories Pty Ltd	7,777.00	Core Analysis and Asphalt Testing
EF094857	27/02/25	00665	Kennards Hire Pty Ltd	1,022.40	Plant/Equipment Hire
EF094858	27/02/25	00699	Marketforce Pty Ltd	15,662.79	Advertising & Printing
EF094859	27/02/25	00760	Alison M Barrett, Art Consultant	8,800.00	Public Art Project Consultancy - Wilson Park
EF094860	27/02/25	00815	New Town Toyota	917.60	Plant Parts & Repairs

Attachment 12.8.1 February 2025 payments

Pmnt Ref	Date	CR Code	Supplier	Pmnt Amnt	Description
EF094862	27/02/25	00859	Cannington Mazda(Prev Parkland Mazda)	1,019.65	Plant Parts & Repairs
EF094863	27/02/25	00917	Positive Auto Electrics	588.90	Plant Parts & Repairs
EF094864	27/02/25	00931	Sonic HealthPlus Pty Ltd	336.60	Pre Employment Medicals
EF094865	27/02/25	00983	R M Surveys	9,790.00	Survey Expenses - Topographic Survey - Abernethy Rd
EF094866	27/02/25	00988	Reece Australia Pty Ltd	6,299.10	Plumbing Maintenance/Supplies
EF094867	27/02/25	01059	Sledgehammer Concrete Cutting Service	2,149.06	Concrete Contractor
EF094868	27/02/25	01090	St John Ambulance Australia Inc	170.00	First Aid Service - Events & Training
EF094869	27/02/25	01149	The Lifting Company Pty Ltd	1,931.60	Plant Parts & Repairs - Inspection
EF094870	27/02/25	01186	ZircodATA Pty Ltd	1,776.64	Records Storage
EF094872	27/02/25	01243	WARP Pty Ltd	193,157.26	Traffic Control - Various Locations
EF094875	27/02/25	01268	Western Australian Electoral Commission	38,678.20	Electoral Expense - Extraordinary Election June24
EF094877	27/02/25	01393	Comestibles	7,455.00	Catering- Australia Day Citizenship
EF094880	27/02/25	01507	The Pressure King	35,409.80	Graffiti Removal - Various Location
EF094881	27/02/25	01533	WC Convenience Management	5,462.61	Building Maintenance
EF094884	27/02/25	01712	Donegan Enterprises Pty Ltd	13,539.90	Various Parks Repairs and Maintenance
EF094885	27/02/25	01713	M P Rogers and Associates	12,688.03	Professional Fees - Garvey Park Foreshore
EF094886	27/02/25	01721	Fulton Hogan Industries	57.20	Road Building Contractor
EF094887	27/02/25	01731	Charter Plumbing and Gas	7,995.48	Plumbing Maintenance/Supplies
EF094888	27/02/25	01773	Industrial Biomedical Electronic Services	440.00	Electrical Contractor
EF094889	27/02/25	02023	YMCA of Perth Youth and Community Services Inc	83,660.01	Youth Services Expenses - January 2025
EF094892	27/02/25	02207	Wilson Security	140,183.93	Security Services
EF094893	27/02/25	02387	Triton Electrical Contractors Pty Ltd	621.50	Electrical Contractor - COB
EF094894	27/02/25	02410	System Maintenance T/A Systems By Ballantyne	2,639.57	Plumbing Maintenance/Supplies
EF094895	27/02/25	02411	Allsports Linemarking	3,399.00	Line Marking
EF094896	27/02/25	02425	Prestige Alarms	3,063.50	Security Services
EF094898	27/02/25	02589	Zenien	77,587.77	Security Services
EF094899	27/02/25	02627	Dunbar Services WA Pty Ltd	441.40	Cleaning Services
EF094900	27/02/25	02711	CPG Research and Advisory Pty Ltd	1,558.33	Advisory Fees - January 2025
EF094901	27/02/25	02741	Spare Parts Puppet Theatre Inc	781.00	Music/Entertainment Expenses - Workshop
EF094902	27/02/25	02779	Natural Area Holdings Pty Ltd	11,230.56	Gardening Maintenance
EF094903	27/02/25	02837	GLG Greenlife Group	5,973.02	Verge Mowing - Various Parks
EF094905	27/02/25	02941	Taman Tools - Quality Nominees Pty Ltd	631.40	Tools/Tool Repairs
EF094906	27/02/25	02958	Yoshino Sushi	66.44	Catering/Catering Supplies
EF094907	27/02/25	03020	Leighton O'Brien Field Services Pty Ltd	3,938.00	Ops Centre - Diesel Tank Filtration
EF094910	27/02/25	03504	Classic Tree Services	70,642.81	Tree Pruning Within CoB
EF094911	27/02/25	03599	Donald Cant Watts Corke (WA) Pty Ltd	23,862.66	The Esplanade & Wilson Park - Superintendency Services
EF094912	27/02/25	03707	Access Unlimited International Pty Ltd	7,216.00	Plant Parts & Repairs
EF094913	27/02/25	03941	Metro Bee Services	825.00	Bee Removal
EF094914	27/02/25	04026	HK Calibration Technologies Pty Ltd	170.50	Plant Parts & Repairs
EF094916	27/02/25	04131	Total Green Recycling Pty Ltd	2,367.75	Rubbish Removals
EF094917	27/02/25	04250	TLC Safety Pty Ltd T/As Einsteins Australia	478.50	Library-Entertainment Expense - Kidz Fest
EF094918	27/02/25	04320	ABM Landscaping	1,696.75	Bricks/Bricklaying - COB
EF094919	27/02/25	04391	Lifeskills Australia	627.00	Professional Fees - Analysis
EF094920	27/02/25	04454	FM Contract Solutions Pty Ltd	892.62	Professional Fees - Auditing January 2025
EF094922	27/02/25	04677	3 Monkeys Audiovisual	49,135.44	Plant/Equipment - Function Room AV
EF094923	27/02/25	04693	Allwest Plant Hire Australia Pty Ltd	8,525.00	Plant/Equipment Hire - January 2025
EF094924	27/02/25	04723	Future Logic	25,263.08	Computer Software Maintenance - Microsoft 365 Renewal
EF094925	27/02/25	04794	Stiles Electrical Services Pty Ltd	6,473.38	Electrical Contractor - Peet Park - SMSB Upgrade
EF094926	27/02/25	04917	Environmental Industries Pty Ltd	18,945.85	Landscape Maintenance - Ascot Waters
EF094927	27/02/25	04974	Turf Care WA Pty Ltd	9,822.25	Turf Maintenance - Various Parks
EF094928	27/02/25	05133	Nami Osaki t/as namisartroom	700.00	Library-Entertainment Expense - Workshop
EF094929	27/02/25	05252	AAAC Towing Pty Ltd	1,793.00	Towing Vehicles
EF094930	27/02/25	05283	IRP Pty Ltd	2,899.60	Labour/Personnel Hire
EF094931	27/02/25	05294	Bardfield Engineering	6,325.00	Professional Fee - Belmont Senior Football Club - Goals
EF094932	27/02/25	05427	Horizon West Landscape & Irrigation Pty Ltd	5,812.40	Gardening Maintenance - Various Locations
EF094934	27/02/25	05493	Daph	2,200.00	Computer Software Maintenance- CMS Training
EF094935	27/02/25	05523	Go Doors Pty Ltd	7,621.31	Building Maintenance - Various Locations
EF094936	27/02/25	05558	BlueFit Pty Ltd	77,898.24	Oasis Management Subsidy - January 2025
EF094937	27/02/25	05568	Allstate Kerbing and Concrete	9,780.43	Kerbing and Concrete - COB
EF094938	27/02/25	05589	Merit Consulting Group	571.73	Rubbish Removals
EF094940	27/02/25	05623	Tree Planting and Watering - Baroness Holdings	166,246.96	Street Tree Watering Services for CoB
EF094941	27/02/25	05642	Steve's Sand Sifting for Playground Services	10,439.28	Sand Sifting - Various Parks
EF094942	27/02/25	05710	Michael Caruso - Patti the Pig	357.50	Music/Entertainment Expenses - Workshop
EF094943	27/02/25	05771	AlSCO Pty Ltd	184.26	Cleaning Services
EF094944	27/02/25	05776	Level 5 Design Pty Ltd	600.00	Professional Fees - Planning
EF094945	27/02/25	05809	Specialized Cleaning Group t/as Clean Sweep	55,096.91	Belmont Carparks - Sweeping Services
EF094946	27/02/25	05819	Ritz Drycleaners	163.70	Cleaning Services
EF094947	27/02/25	05840	Commercial Aquatics Australia Pty Ltd	357.50	Oasis Expenses - Monthly Maintenance
EF094948	27/02/25	05897	HopgoodGanim Lawyers	1,606.00	Legal Expenses
EF094950	27/02/25	06033	Baby Sensory Perth South of the River	495.00	Library-Entertainment Expense - Sensory Classes
EF094951	27/02/25	06054	Paxon Business and Financial Services Pty Ltd	21,098.00	Audit Fee
EF094952	27/02/25	06067	TK Elevator Australia Pty Ltd	1,606.35	Building Maintenance
EF094953	27/02/25	06094	Boyan Electrical Services	7,872.62	Electrical Contractor
EF094954	27/02/25	06130	Amalgam Recruitment	2,317.46	Labour/Personnel Hire
EF094955	27/02/25	06203	Ngala Boodja Aboriginal Land Care	13,691.64	Maintenance of Natural Areas COB
EF094956	27/02/25	06230	Art Jam WA	660.00	Community Art Classes
EF094957	27/02/25	06276	Efficient Site Services (WA)	28,369.00	Building Construction - COB
EF094958	27/02/25	06293	Freo Fire Maintenance Services Pty Ltd	7,094.24	Fire Equipment/Service
EF094959	27/02/25	06304	Prestige Property Maintenance	23,750.65	Gardening Maintenance
EF094960	27/02/25	06326	Total Tools Kewdale	98.85	Tools/Tool Repairs
EF094961	27/02/25	06345	SoCo Studios - Travis Hayto Photography	82.50	Photography/Framing Expenses
EF094962	27/02/25	06377	Choiceone Pty Ltd	14,683.21	Labour/Personnel Hire
EF094964	27/02/25	06458	ES2 Pty Ltd	49,806.23	Computer Software Maintenance - AD Audit 24/25
EF094965	27/02/25	06472	Overall Perth Gutter Cleaning	1,841.40	Cleaning Services - Various Location
EF094966	27/02/25	06528	Diplomatik Pty Ltd	7,788.49	Professional Fees - Recruitment Services
EF094967	27/02/25	06580	Omnicom Media Group	9,213.47	Advertising

Attachment 12.8.1 February 2025 payments

Pmnt Ref	Date	CR Code	Supplier	Pmnt Amnt	Description
EF094969	27/02/25	06591	Blue Tang (WA) T/A The Reef Unit Trust	3,300.00	Professional Fees - Faulkner Park Civic Centre
EF094970	27/02/25	06592	Grosvenor Engineering Group	4,162.29	Electrical Contractor - COB
EF094971	27/02/25	06608	Robert Walters Pty Ltd	3,392.40	Labour/Personnel Hire
EF094972	27/02/25	06623	Glen Flood Group Pty Ltd T/as GFG Consulting	2,587.20	FOGO Customer Service Officer
EF094974	27/02/25	06654	Billi Australia Pty Ltd	3,933.24	Office Equipment Maintenance
EF094976	27/02/25	06719	CHS Healthcare Pty Ltd	996.60	Building Maintenance
EF094977	27/02/25	06773	Evolve Talent	3,380.52	Labour/Personnel Hire
EF094979	27/02/25	06847	Trayd Australia Pty Ltd	44,423.50	Building Maintenance - COB
EF094980	27/02/25	06861	Mode Design Corp	5,995.00	Professional Fees - Op Centre Design Fee
EF094981	27/02/25	06866	Jet wave WA	2,517.35	Cleaning Services - Repairs
EF094982	27/02/25	06874	Bug Busters	396.00	Pest Control - COB
EF094983	27/02/25	06875	Jimbu4J	165.00	Catering/Catering Supplies
EF094984	27/02/25	06884	McLeods Lawyers	14,063.52	Legal Expenses
EF094985	27/02/25	06888	Veolia Water Operations Pty Ltd T/A Allpipe Technologies	4,924.70	Building Maintenance
EF094986	27/02/25	06900	AMS Installation & Maintenance Solutions	39,074.00	Airconditioning/Refrigeration Maintenance - COB
EF094987	27/02/25	06929	Brett David Investments T/A Successful Projects	5,215.53	Professional Fees - Engineering - Ornamental Lake Renewal
EF094988	27/02/25	06955	Perth International Cabaret Festival	5,500.00	Library -Entertainment Expense - After Dark 2025
EF094989	27/02/25	06960	Phase 3 Landscape Construction	593,957.23	Faulkner Park Lakes Renewal
EF094990	27/02/25	06970	Alphazeta Group	1,100.00	Fire Breaks Sensors
EF094991	27/02/25	06996	Newground Facilities Management Pty Ltd	23,909.00	Turf Maintenance - COB
EF094992	27/02/25	07004	I Know	1,200.00	Workshops
EF094993	27/02/25	07013	Kalyakoorl	660.00	Library - Entertainment Expense - Storytelling
Contractors Total				3,350,465.62	
Councillor Payments					
EF094692	06/02/25	02145	Robert Rossi	253.57	Expense Reimbursement
EF094701	06/02/25	05084	Jenny Davis	18.51	Taxi Fares
EF094771	13/02/25	05828	Deborah Sessions	429.27	Expense Reimbursement
Councillor Payments Total				701.35	
Credit Card 2310					
EF094790	19/02/25	03526	Intrepids Mind	2,854.50	Registration
EF094790	19/02/25	03526	LG Professional	50.00	Registration
EF094790	19/02/25	03526	Google G Suite	11.09	Subscription
Credit Card 2310 Total				2,915.59	
Credit Card 4739					
EF094793	19/02/25	06409	Devco Auto	55.00	Tyre Repair
EF094793	19/02/25	06409	News Pty Ltd	28.00	Subscription
EF094793	19/02/25	06409	Harvard Business	36.71	Book
EF094793	19/02/25	06409	Legal Wise	294.00	Registration
EF094793	19/02/25	06409	Qantas	793.09	Airfare - Seminar
EF094793	19/02/25	06409	Chat GPT	33.12	Subscription
EF094793	19/02/25	06409	Chat GPT	33.12	Subscription
EF094793	19/02/25	06409	Company Director	1,799.00	AICD Governance Conference
EF094793	19/02/25	06409	Google G Suite	11.09	Subscription
Credit Card 4739 Total				3,083.13	
Credit Card 7563					
EF094794	19/02/25	06834	Cruncyroll	139.99	Subscription
EF094794	19/02/25	06834	Polish UP	178.78	Hardware
EF094794	19/02/25	06834	Narita Airport	14.93	Delegation Trip to Adachi - Food
EF094794	19/02/25	06834	Dept of Justice	189.00	eCourt Lodgement Fee
EF094794	19/02/25	06834	Susiyasuke	157.61	Delegation Trip to Adachi - Food
EF094794	19/02/25	06834	Ichiranasakusaten	18.23	Delegation Trip to Adachi - Food
EF094794	19/02/25	06834	Cocoichibanya	70.95	Delegation Trip to Adachi - Food
EF094794	19/02/25	06834	Takisaburo	46.60	Delegation Trip to Adachi - Food
EF094794	19/02/25	06834	Gensobasingariasak	25.97	Delegation Trip to Adachi - Food
Credit Card 7563 Total				842.06	
Credit Card 7996					
EF094791	19/02/25	05121	Andersen Pasarhasudate	4.22	Delegation Trip to Adachi - Food
EF094791	19/02/25	05121	Kobegyudai	2,447.16	Delegation Trip to Adachi - Food
EF094791	19/02/25	05121	Asakusa View Hotel	93.83	Delegation Trip to Adachi - Food
EF094791	19/02/25	05121	Wagyu Yakiniku	241.33	Delegation Trip to Adachi - Food
EF094791	19/02/25	05121	Perth Airport	128.83	Parking
Credit Card 7996 Total				2,915.37	
Credit Card 8380					
EF094792	19/02/25	06342	Campaign Monitor	1,680.80	Subscription
EF094792	19/02/25	06342	Squarespace	100.80	Subscription
EF094792	19/02/25	06342	Microsoft	2,116.92	Subscription
EF094792	19/02/25	06342	Adobe	39.59	Subscription
EF094792	19/02/25	06342	Twilio	33.08	Subscription
EF094792	19/02/25	06342	Facebook	822.04	Advertising
EF094792	19/02/25	06342	WA NEWS	96.00	Subscription
Credit Card 8380 Total				4,889.23	
Credit Card 8670					
EF094795	19/02/25	06849	Western Power	1,329.50	Design Fee
EF094795	19/02/25	06849	IPWEA	1,146.95	Membership Fee
Credit Card 8670 Total				2,476.45	
Fuels and Utilities					
EF094676	06/02/25	00042	Alinta Energy	175.00	Light, Power, Gas
EF094689	06/02/25	01252	Water Corporation	5,915.70	Water, Annual & Excess
EF094690	06/02/25	01274	Synergy	83,358.50	Light, Power, Gas
EF094698	06/02/25	03592	Steven Harling	129.48	Staff Reimbursement - Parking
EF094709	06/02/25	06424	Telstra Limited	3,938.90	Phone/Internet expenses
EF094731	13/02/25	00042	Alinta Energy	639.25	Light, Power, Gas
EF094745	13/02/25	01252	Water Corporation	3,486.18	Water, Annual & Excess
EF094746	13/02/25	01274	Synergy	58,314.16	Light, Power, Gas
EF094798	20/02/25	00042	Alinta Energy	255.00	Light, Power, Gas
EF094807	20/02/25	01252	Water Corporation	6,844.33	Water, Annual & Excess

Attachment 12.8.1 February 2025 payments

Pmnt Ref	Date	CR Code	Supplier	Pmnt Amnt	Description
EF094810	20/02/25	03592	Steven Harling	150.26	Staff Reimbursement - Parking
EF094824	20/02/25	06424	Telstra Limited	22,163.20	Phone/Internet expenses
EF094839	27/02/25	00042	Alinta Energy	46.80	Light, Power, Gas
EF094873	27/02/25	01252	Water Corporation	16,387.06	Water, Annual & Excess
EF094876	27/02/25	01274	Synergy	7,051.37	Light, Power, Gas
EF094963	27/02/25	06424	Telstra Limited	7,159.47	Phone/Internet expenses
EF094968	27/02/25	06581	Joseph Evans	53.98	Staff Reimbursement - Materials
EF094975	27/02/25	06707	Motorpass - 1617 - WEX Card Fee	3.00	Fuel, Oil, Additives
EF094975	27/02/25	06707	Motorpass - 5911 - Ampol Midvale	119.02	Fuel, Oil, Additives
EF094975	27/02/25	06707	Motorpass - 0085 - Coles Express Perth	82.50	Fuel, Oil, Additives
EF094975	27/02/25	06707	Motorpass - 0591 - BP Express	355.78	Fuel, Oil, Additives
EF094975	27/02/25	06707	Motorpass - 6934 - WEX Card Fee	3.00	Fuel, Oil, Additives
EF094975	27/02/25	06707	Motorpass - 9327 - BP Welshpool	367.24	Fuel, Oil, Additives
EF094975	27/02/25	06707	Motorpass - 6978 - WEX Card Fee	3.00	Fuel, Oil, Additives
EF094975	27/02/25	06707	Motorpass - 2466 - BP Bibra Lake	195.85	Fuel, Oil, Additives
EF094975	27/02/25	06707	Motorpass - 5578 - Puma Burswood	553.34	Fuel, Oil, Additives
EF094975	27/02/25	06707	Motorpass - 5523 - Ampol Cannington	420.10	Fuel, Oil, Additives
EF094975	27/02/25	06707	Motorpass - 4232 - WEX Card Fee	3.00	Fuel, Oil, Additives
EF094975	27/02/25	06707	Motorpass - 1411 - 7 Eleven Carlisle	258.80	Fuel, Oil, Additives
EF094975	27/02/25	06707	Motorpass - 1661 - Coles Express Cloverdale	482.73	Fuel, Oil, Additives
EF094975	27/02/25	06707	Motorpass - 1178 - WEX Card Fee	3.00	Fuel, Oil, Additives
EF094975	27/02/25	06707	Motorpass - 5974 - WEX Card Fee	3.00	Fuel, Oil, Additives
EF094975	27/02/25	06707	Motorpass - 7657 - BP Express Carlisle	216.64	Fuel, Oil, Additives
EF094975	27/02/25	06707	Motorpass - 9084 - WEX Card Fee	3.00	Fuel, Oil, Additives
EF094975	27/02/25	06707	Motorpass - 2681 - Coles Express Cloverdale	214.26	Fuel, Oil, Additives
EF094975	27/02/25	06707	Motorpass - 2065 - WEX Card Fee	3.00	Fuel, Oil, Additives
EF094975	27/02/25	06707	Motorpass - 3289 - United Southern River	449.68	Fuel, Oil, Additives
EF094975	27/02/25	06707	Motorpass - 5561 - BP Carlisle	112.78	Fuel, Oil, Additives
EF094975	27/02/25	06707	Motorpass - 5103 - WEX Card Fee	3.00	Fuel, Oil, Additives
EF094975	27/02/25	06707	Motorpass - 5818 - BP Greenwood	254.59	Fuel, Oil, Additives
EF094975	27/02/25	06707	Motorpass - 9157 - WEX Card Fee	3.00	Fuel, Oil, Additives
EF094975	27/02/25	06707	Motorpass - 1893 - Ampol Midvale	437.30	Fuel, Oil, Additives
EF094975	27/02/25	06707	Motorpass - 3239 - Caltex Gwelup	97.29	Fuel, Oil, Additives
EF094975	27/02/25	06707	Motorpass - 7149 - WEX Card Fee	3.00	Fuel, Oil, Additives
EF094975	27/02/25	06707	Motorpass - 3748 - BP Carlisle	550.47	Fuel, Oil, Additives
EF094975	27/02/25	06707	Motorpass - 1754 - WEX Card Fee	3.00	Fuel, Oil, Additives
EF094975	27/02/25	06707	Motorpass - 5447 - WEX Card Fee	3.00	Fuel, Oil, Additives
EF094975	27/02/25	06707	Motorpass - 9603 - Vibe Ascot	193.46	Fuel, Oil, Additives
EF094975	27/02/25	06707	Motorpass - 1917 - WEX Card Fee	3.00	Fuel, Oil, Additives
EF094975	27/02/25	06707	Motorpass - 6284 - Caltex Mount Lawley	352.48	Fuel, Oil, Additives
EF094975	27/02/25	06707	Motorpass - 9357 - Ampol Forrestdale	232.02	Fuel, Oil, Additives
EF094975	27/02/25	06707	Motorpass - 1615 - Coles Express Bull creek	360.13	Fuel, Oil, Additives
EF094975	27/02/25	06707	Motorpass - 3839 - Ampol Belmont	216.22	Fuel, Oil, Additives
EF094975	27/02/25	06707	Motorpass - 3847 - BP Mindarie	242.79	Fuel, Oil, Additives
EF094975	27/02/25	06707	Motorpass - 2474 - WEX Card Fee	3.00	Fuel, Oil, Additives
EF094975	27/02/25	06707	Motorpass - 2516 - WEX Card Fee	3.00	Fuel, Oil, Additives
EF094975	27/02/25	06707	Motorpass - 4361 - Liberty Gosnells	492.33	Fuel, Oil, Additives
EF094975	27/02/25	06707	Motorpass - 3567 - WEX Card Fee	3.00	Fuel, Oil, Additives
EF094975	27/02/25	06707	Motorpass - 6390 - Ampol Bentley	211.58	Fuel, Oil, Additives
EF094975	27/02/25	06707	Motorpass - 4083 - WEX Card Fee	3.00	Fuel, Oil, Additives
EF094975	27/02/25	06707	Motorpass - 5625 - Coles Express Cloverdale	194.80	Fuel, Oil, Additives
EF094975	27/02/25	06707	Motorpass - 4201 - Ampol Ascot	444.05	Fuel, Oil, Additives
EF094975	27/02/25	06707	Motorpass - 7786 - Ampol Kingsley	454.87	Fuel, Oil, Additives
EF094975	27/02/25	06707	Motorpass - 5490 - Ampol Bunbury	298.39	Fuel, Oil, Additives
EF094975	27/02/25	06707	Motorpass - 5997 - BP Cannington	366.87	Fuel, Oil, Additives
EF094975	27/02/25	06707	Motorpass - 0091 - Ampol Applecross	173.92	Fuel, Oil, Additives
EF094975	27/02/25	06707	Motorpass - 4565 - Ampol Willetton	374.46	Fuel, Oil, Additives
EF094975	27/02/25	06707	Motorpass - 3741 - Coles Express Cloverdale	107.57	Fuel, Oil, Additives
EF094975	27/02/25	06707	Motorpass - 0327 - WEX Card Fee	3.00	Fuel, Oil, Additives
EF094975	27/02/25	06707	Motorpass - 0177 - WEX Card Fee	3.00	Fuel, Oil, Additives
EF094975	27/02/25	06707	Motorpass - 1658 - WEX Card Fee	3.00	Fuel, Oil, Additives
EF094975	27/02/25	06707	Motorpass - 6153 - WEX Card Fee	3.00	Fuel, Oil, Additives
EF094975	27/02/25	06707	Motorpass - 7033 - Ampol Belmont	505.38	Fuel, Oil, Additives
EF094975	27/02/25	06707	Motorpass - 5317 - Atlas Fuel Ascot	142.57	Fuel, Oil, Additives
EF094975	27/02/25	06707	Motorpass - 6117 - Coles Express Cloverdale	419.13	Fuel, Oil, Additives
EF094975	27/02/25	06707	Motorpass - 2562 - WEX Card Fee	3.00	Fuel, Oil, Additives
EF094975	27/02/25	06707	Motorpass - 3517 - WEX Card Fee	3.00	Fuel, Oil, Additives
EF094975	27/02/25	06707	Motorpass - 4060 - BP Connect North Perth	166.90	Fuel, Oil, Additives
EF094975	27/02/25	06707	Motorpass - 0387 - WEX Card Fee	3.00	Fuel, Oil, Additives
EF094975	27/02/25	06707	Motorpass - 1187 - Puma Burswood	388.26	Fuel, Oil, Additives
EF094975	27/02/25	06707	Motorpass - 6973 - Ampol Murdoch	204.51	Fuel, Oil, Additives
EF094975	27/02/25	06707	Motorpass - 3142 - Coles Express Banksia Grove	309.25	Fuel, Oil, Additives
EF094975	27/02/25	06707	Motorpass - 5189 - WEX Card Fee	3.00	Fuel, Oil, Additives
EF094975	27/02/25	06707	Motorpass - 9357 - Ampol Forrestdale	201.82	Fuel, Oil, Additives
EF094975	27/02/25	06707	Motorpass - 4878 - WEX Card Fee	3.00	Fuel, Oil, Additives
EF094975	27/02/25	06707	Motorpass - 4886 - WEX Card Fee	3.00	Fuel, Oil, Additives
EF094975	27/02/25	06707	Motorpass - 4358 - BP Express Carlisle	83.67	Fuel, Oil, Additives
EF094975	27/02/25	06707	Motorpass - 9969 - WEX Card Fee	3.00	Fuel, Oil, Additives
EF094975	27/02/25	06707	Motorpass - 7569 - WEX Card Fee	3.00	Fuel, Oil, Additives
EF094975	27/02/25	06707	Motorpass - 8830 - Coles Express Cloverdale	160.44	Fuel, Oil, Additives
EF094975	27/02/25	06707	Motorpass - 9265 - WEX Card Fee	3.00	Fuel, Oil, Additives
		Fuels and Utilities Total		228,627.88	
Materials					
EF094678	06/02/25	00185	Benara Nurseries	25,000.00	Gardening - Street Trees Deposit
EF094679	06/02/25	00231	Bunnings Group Ltd	124.86	Hardware
EF094685	06/02/25	00778	Modern Teaching Aids Pty Ltd	311.30	Books/CDs/DVDs

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Pmnt Ref	Date	CR Code	Supplier	Pmnt Amnt	Description
EF094686	06/02/25	00832	Officeworks	199.22	Stationery & Printing
EF094687	06/02/25	00967	Red Dot Stores - Belmont	15.00	Craft/Display Materials
EF094688	06/02/25	01066	Snap Belmont - Belsnap Pty Ltd	724.90	Stationery & Printing
EF094700	06/02/25	04759	StrataGreen	687.89	Gardening Maintenance
EF094703	06/02/25	05432	Bloomin Boxes	75.00	Flowers
EF094719	06/02/25	07015	Supagas	69.56	Welding Equipment/Supplies
EF094734	13/02/25	00203	BOC Gases Australia Ltd	194.46	Welding Equipment/Supplies
EF094737	13/02/25	00231	Bunnings Group Ltd	66.46	Hardware
EF094738	13/02/25	00317	Coles Supermarkets Aust Pty Ltd	1,371.45	Groceries
EF094741	13/02/25	00778	Modern Teaching Aids Pty Ltd	2,265.78	Books/CDs/DVDs- Library Resources
EF094749	13/02/25	01906	Frazzoon Enterprises	3,295.65	Street & Parking Sign Maintenance
EF094750	13/02/25	02168	Ergolink	1,113.81	Office Furniture
EF094751	13/02/25	02201	Neverfail Springwater Limited	44.85	Beverages
EF094753	13/02/25	03144	COS Complete Office Supplies Pty Ltd	45.50	Stationery & Printing
EF094763	13/02/25	04491	Woolworths Group - Functions/Catering only	364.98	Groceries
EF094765	13/02/25	04867	Easy Signs Pty Ltd	135.70	Signs
EF094770	13/02/25	05432	Bloomin Boxes	75.00	Flowers
EF094774	13/02/25	06294	Combat Clothing Australia Pty Ltd	595.00	Safety Clothing/Equipment
EF094797	20/02/25	00009	Cafe Corporate	324.50	Groceries
EF094800	20/02/25	00314	Coca-Cola Amatil (Aust) Pty Ltd	487.38	Beverages
EF094801	20/02/25	00317	Coles Supermarkets Aust Pty Ltd	266.99	Groceries
EF094811	20/02/25	03856	SEM Distribution - newspaper delivery	78.00	Publications/Newspapers
EF094815	20/02/25	04394	JB Hi-Fi Belmont Forum - Library purchases	511.67	Books/CDs/DVDs
EF094816	20/02/25	04491	Woolworths Group - Functions/Catering only	51.99	Groceries
EF094818	20/02/25	05036	Smedia Pty Ltd	500.00	Books/CDs/DVDs
EF094827	20/02/25	06800	The Avish Family Trust T/as Fruit Break	2,224.80	Groceries
EF094840	27/02/25	00132	Bolinda Publishing Pty Ltd	691.79	Books/CDs/DVDs
EF094842	27/02/25	00231	Bunnings Group Ltd	595.74	Hardware
EF094844	27/02/25	00281	Child Education Services	766.40	Books/CDs/DVDs
EF094845	27/02/25	00285	City of Armadale	44.15	Stationery & Printing
EF094848	27/02/25	00317	Coles Supermarkets Aust Pty Ltd	202.31	Groceries
EF094851	27/02/25	00403	Boral Construction Materials Group Ltd	3,646.34	Road/Drainage Material
EF094853	27/02/25	00414	Dulux Australia	774.71	Paint & Accessories
EF094861	27/02/25	00850	Pacific Safety Wear Malaga	143.06	Safety Clothing/Equipment
EF094874	27/02/25	01265	Westbooks	2,191.56	Books/CDs/DVDs
EF094878	27/02/25	01398	Winc Australia Pty Ltd	441.51	Stationery & Printing
EF094882	27/02/25	01547	Big W	590.75	Craft/Display Materials
EF094891	27/02/25	02168	Ergolink	718.25	Office Furniture
EF094897	27/02/25	02431	ASB Branded Merchandise - ASB Marketing Pty Ltd	10,012.75	Promotional Items
EF094904	27/02/25	02862	James Bennett Pty Ltd	1,332.98	Books/CDs/DVDs
EF094908	27/02/25	03144	COS Complete Office Supplies Pty Ltd	1,152.36	Stationery & Printing
EF094915	27/02/25	04053	Totally Workwear TWW	543.44	Safety Clothing/Equipment
EF094921	27/02/25	04491	Woolworths Group - Functions/Catering only	302.65	Groceries
EF094933	27/02/25	05465	QBD Books	134.95	Books/CDs/DVDs
EF094949	27/02/25	05992	Corsign WA	2,134.00	Signs
EF094978	27/02/25	06844	Print and Sign Co	79.20	Stationery & Printing
		Materials Total		67,720.60	
Other					
EF094680	06/02/25	00242	Cabcharge Australia Pty Ltd	62.79	Taxi Fares
EF094711	06/02/25	06685	Chantelle Gilbert	1,062.90	Staff Reimbursement - Conference
EF094713	06/02/25	06745	Alex Bott	2,390.40	Staff Reimbursement - Conference
EF094714	06/02/25	06746	Brandon Pang	1,023.00	Staff Reimbursement - Conference
EF094718	06/02/25	07010	Asiya Trosic	235.00	Staff Reimbursement - Application Fee
EF094723	06/02/25	99998	Monica Meakins	333.76	Rates Refund
EF094724	06/02/25	99998	Tak Kin Chan	1,350.86	Application Refund Fee
EF094725	06/02/25	99998	Kate & Troy Talbot Smith	168.27	Rates Refund
EF094726	06/02/25	99998	Samantha Aerts	223.27	Neighbour Grant
EF094727	06/02/25	99998	Christine L Scall	171.65	Building Application Fee
EF094728	06/02/25	99998	Joanne Kalajzich	623.00	Crossover Application Fee
EF094744	13/02/25	01196	Rivervale Primary School (was Tranby Primary)	2,000.00	Donation
EF094759	13/02/25	03760	Wilmot Loh	116.40	Office Expenses Reimbursement
EF094776	13/02/25	06526	Joseph Zappavigna	159.96	Food Samples - Annual Monitoring
EF094782	13/02/25	07020	Elleyssa Neow	87.00	Membership Fee
EF094783	13/02/25	99998	Ian Maciejewski	1,371.30	Crossover Subsidy Fee
EF094784	13/02/25	99998	A R Jones & J Walton	574.46	Crossover Subsidy Fee
EF094785	13/02/25	99998	Maureen Joan Byrne	646.69	Pensioner Rebate
EF094786	13/02/25	99998	MDH Legal Trust	245.75	Rates Refund
EF094787	13/02/25	99998	Keith Henry Hewson	626.48	Pensioner Rebate
EF094788	13/02/25	99998	Keelie Arman	850.00	Sports Donation
EF094789	19/02/25	167277	Top Tree Canopy Services	5,000.00	Bond Payment Refund
788893	20/02/25	00894	Petty Cash - Operations Centre Stores	229.10	Petty Cash Recoup
EF094796	20/02/25	01236	Department of Fire and Emergency Services	577,535.61	Emergency Services Levy January 2025
EF094799	20/02/25	00171	Belmont Forum Shopping Centre	100.00	Staff Recognition Program
EF094808	20/02/25	03071	Department of Transport - Vehicle Owner Searches	509.60	Vehicle Ownership Searches
EF094829	20/02/25	06906	The Beach House T/A SQ	759.40	Sister City Expenses
EF094835	20/02/25	99998	Complete Approvals	147.00	Application Refund Fee
EF094836	20/02/25	99998	Thi Kim Dung Le	1,492.50	Application Refund Fee
EF094837	20/02/25	99998	Nicole Beresford	450.00	Sports Donation
EF094838	20/02/25	99998	Jason Stuart	226.42	Rates Refund
EF094843	27/02/25	00242	Cabcharge Australia Pty Ltd	131.99	Taxi Fares
EF094995	27/02/25	07026	Paul Riley	53.86	Staff Reimbursement - Workshop Parts
EF094996	27/02/25	99998	M Stankov	4,950.00	Application Fee Refund
EF094997	27/02/25	99998	Leah Van Adel	450.00	Sports Donation
EF094998	27/02/25	99998	Henri Van Adel	450.00	Sports Donation
EF094999	27/02/25	99998	Susan Veronica Ormrod	636.58	Rates Refund
EF095000	27/02/25	99998	Murray Hirini	224.73	Rates Refund

Attachment 12.8.1 February 2025 payments

Pmnt Ref	Date	CR Code	Supplier	Pmnt Amnt	Description
EF095001	27/02/25	99998	Coral Ann Dyson	737.63	Rates Refund
	Other Total			608,407.36	
Property, Plant & Equipment					
EF094696	06/02/25	03424	The Chair Doctor WA Pty Ltd	1,763.00	Office Furniture
EF094704	06/02/25	05733	Comware Pty Ltd	59.24	Computer Hardware
EF094752	13/02/25	02254	PLE Computers	246.00	Computer Hardware
EF094879	27/02/25	01428	Innova Group Pty Ltd - Mity Lite Tables	4,340.60	Office Furniture
EF094890	27/02/25	02071	DS Agencies Pty Ltd	16,170.00	Street Furniture - Bins
EF094939	27/02/25	05621	GrilleX	27,170.00	Street Furniture - BBQ
EF094973	27/02/25	06640	Arteil (WA) Pty Ltd	674.30	Office Furniture
	Property, Plant & Equipment Total			50,423.14	
Salaries/Wages					
EF094720	06/02/25	99952	Child Support Agency	1,192.67	Salaries/Wages
EF094721	06/02/25	99954	City of Belmont Social Club	410.00	Salaries/Wages
EF094722	06/02/25	99962	LGRCU - WA Shire Councils Union	132.00	Salaries/Wages
WG	06/02/25	COB	City of Belmont Payroll	34,679.66	Salaries/Wages
WG0502	06/02/25	COB	City of Belmont Payroll	157,564.27	Salaries/Wages
EF094729	11/02/25	99971	SuperChoice	164,744.80	Superannuation Contribution
WG1102	13/02/25	COB	City of Belmont Payroll	818,956.11	Salaries/Wages
WG1902	20/02/25	COB	City of Belmont Payroll	181,540.88	Salaries/Wages
WG2602	27/02/25	COB	City of Belmont Payroll	778,909.26	Salaries/Wages
	Salaries/Wages Total			2,138,129.65	
Training and Conferences					
EF094677	06/02/25	00110	Australian Institute of Management	1,926.00	Training
EF094732	13/02/25	00110	Australian Institute of Management	3,999.00	Training
EF094804	20/02/25	00429	Economic Development Australia Ltd	1,210.00	Training
EF094805	20/02/25	00953	Planning Institute of Australia Limited	4,440.00	Training
EF094823	20/02/25	06394	Rapid Global Pty Ltd	18,040.00	Subscription - 2025-26
EF094825	20/02/25	06443	Social Pinpoint Pty Ltd	28,050.00	Training
EF094854	27/02/25	00601	Institute of Public Works Engineering Sydney	568.32	Subscription
EF094871	27/02/25	01240	WA Local Government Association	1,309.00	Training
EF094883	27/02/25	01609	First 5 Minutes Pty Ltd	2,001.73	Training
EF094909	27/02/25	03305	Paragon Corporate Training	2,350.00	Training
EF094994	27/02/25	07016	Olivia Brown - Safeguard Training Australia	412.50	Training
	Training and Conferences Total			64,306.55	
MUNI Total				6,525,903.98	
Trust Funds					
EF094730	11/02/25	154102	Building and Energy - Building Services Levy	12,364.48	Building and Energy - Building Services Levy
	Trust Funds Total			12,364.48	
TRUST Total				12,364.48	
Grand Total				6,538,268.46	
				6,538,268.46	
			Breakdown - Cheques :	229.10	
			EFT :	6,538,039.36	

12.9 Monthly Financial Report for February 2025

Voting Requirement	:	Simple Majority
Subject Index	:	32/009 Financial Operating Statements
Location/Property Index	:	N/A
Application Index	:	N/A
Disclosure of any Interest	:	N/A
Previous Items	:	N/A
Applicant	:	N/A
Owner	:	N/A
Responsible Division	:	Corporate and Governance

Council role

Executive The substantial direction setting and oversight role of the Council e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.

Purpose of report

To provide Council with relevant monthly financial information for the 2024-25 financial year.

Summary and key issues

The following report includes a concise list of material variances for the month ending February 2025.

Officer Recommendation

That the Monthly Financial Reports as at 28 February 2025 as included in Attachment 12.9.1 be received.

Location

Not applicable.

Consultation

There has been no specific consultation undertaken in respect to this matter.

Strategic Community Plan implications

In accordance with the 2024–2034 Strategic Community Plan:

Key Performance Area: Performance

Outcome: 10. Effective leadership, governance and financial management.

Policy implications

There are no policy implications associated with this report.

Statutory environment

Section 6.4 of the *Local Government Act 1995 (WA)* (the Act) in conjunction with Regulations 34 (1) of the *Local Government (Financial Management) Regulations 1996 (WA)* (the Regulations) requires monthly financial reports to be presented to Council.

Regulation 34(1) requires a monthly Statement of Financial Activity reporting on revenue and expenditure.

Regulation 34(5) determines the mechanism required to ascertain the definition of material variances which are required to be reported to Council as a part of the monthly report.

Background

The Regulations prescribe that a Local Government is to prepare each month a Statement of Financial Activity.

Regulation 34(2) requires the Statement of Financial Activity to be accompanied by documents containing:

1. Explanation for each material variance identified between year to date budgets and actuals
2. Any other supporting information considered relevant by the Local Government.

Regulation 34 (5) states that "Each financial year, a Local Government is to adopt a percentage or value, calculated in accordance with the Australian Accounting Standards, to be used in statements of financial activity for reporting material variances."

This regulation requires Council to annually set a materiality threshold for the purpose of disclosing budget variances within monthly financial reporting.

The materiality threshold has been set by Council at \$100,000 for the 2024-25 financial year.

Report

At the June 2024 Ordinary Council Meeting, Council adopted the materiality threshold for the 2024-25 financial year as \$100,000. The below table provides a summary of significant variances based on this materiality threshold. The detailed financial activity report is included at Attachment 12.9.1.

Report Section	Budget YTD	Actual YTD	Report Comments
Operating Activities			
Revenue from operating activities			
Fees and charges			
Finance	106,000	215,041	Income relating to on charging of bank fee associated with large rates payment made by credit card.
Works	7,102,598	7,210,391	Additional waste revenue as a result of a higher than anticipated uptake of additional or large bins.
City Facilities & Property	738,252	908,511	Income from hire of City facilities and rental income from tenancies above budget
Safer Communities	635,843	831,092	Income from Building Applications significantly higher than anticipated
Interest earnings			
Finance	4,706,157	5,083,569	Higher than anticipated interest as a result of end of year underspends and subsequent higher end of year cash balances.
Other revenue			
City Facilities & Property	281,647	423,216	Actual usage of utilities on charged to leases, higher than budgeted amount.

Report Section	Budget YTD	Actual YTD	Report Comments
Expenditure from operating activities			
Employee costs			
Finance	(1,574,537)	(1,707,016)	Timing variance relating to entry of employee timecards. Costs to be reallocated to projects.
Information Technology	(698,953)	(811,355)	Unanticipated Long Service Leave taken.
Works	(1,174,991)	(1,473,086)	Some design costs to be reallocated to capital projects.
Parks, Leisure & Environment	(2,758,338)	(2,632,647)	Salaries are below budget due to vacancies which are currently being recruited by the City.
Materials and contracts			
Governance, Strategy & Risk	(628,582)	(220,510)	Legal services costs lower than forecast. Training attendances lower than expected.
Information Technology	(2,001,991)	(2,365,612)	Overspend due to unexpected increases in licenses and subscriptions, particularly Microsoft.
Public Relations & Stakeholder Engagement	(615,109)	(499,757)	Minor project delays and anticipated cost savings.
Works	(5,392,999)	(4,775,512)	Variance due to Waste Services expenses not yet incurred.
Design, Assets & Development	(405,555)	(257,300)	Variance due to timing of invoices.
Parks, Leisure & Environment	(5,881,127)	(4,021,527)	Decreased seasonal activities including watering and maintenance of trees (at start of season), and delays in receiving contractor invoices.
City Facilities & Property	(2,649,712)	(2,472,908)	Variance due to timing of invoices.

Planning Services	(342,471)	(176,211)	Several planning projects involving consultants and legal matters that are currently underway have not yet incurred costs.
Safer Communities	(1,894,085)	(1,727,916)	Cheaper than anticipated radio and car related works in Rangers. Local Emergency Management review costs, some Health and Community Safety initiative invoices pending.
Economic & Community Development	(1,716,391)	(1,193,352)	Expenses not yet incurred as budgeted including aged accommodation fees and maintenance, youth services program and other contracts.
Library, Culture & Place	(1,765,169)	(1,423,071)	Projects are in progress with some timing variances.
Other expenditure			
Economic & Community Development	(680,344)	(472,872)	Faulkner Park Retirement Village contributions not yet incurred.
Investing Activities			
Inflows from investing activities			
Capital grants, subsidies and contributions			
Works	1,812,122	1,229,470	Roads to Recovery payments to be received.
City Facilities & Property	552,792	287,702	Works for Middleton Park Lighting completed ahead of schedule to align with grant requirements.
Proceeds from disposal of assets			
Design, Assets & Development	477,580	332,851	Delay to sale of vehicle assets arising from delayed receipt of replacement vehicles on order.
Outflows from investing activities			
Payments for property, plant and equipment			
Information Technology	(607,801)	(90,852)	Capital renewal projects delayed due to other priorities.

Design, Assets & Development	(871,030)	(348,107)	Vehicles on order and yet to be received.
City Facilities & Property	(1,660,000)	(1,057,970)	Capital works projects in progress, expenditure timing revised in March review.
Payments for construction of infrastructure			
Works	(4,042,209)	(2,935,735)	Capital program progressing well, lag in invoices submitted for completed work.
City Projects	(6,490,428)	(2,157,614)	Awaiting payment claims for Ornamental Lakes and Esplanade Foreshore. Expenditure timing revised in March Review.
Parks, Leisure & Environment	(3,185,187)	(986,019)	Awaiting payment claims for several irrigation projects completed within the report period.

Financial implications

The presentation of these reports to Council ensures compliance with the Act and associated Regulations and also ensures that Council is regularly informed as to the status of its financial position.

Environmental implications

There are no environmental implications associated with this report.

Social implications

There are no social implications associated with this report.

Attachment details

Attachment No and title

1. Monthly Financial Report for February [**12.9.1** - 12 pages]

CITY OF BELMONT
MONTHLY FINANCIAL REPORT
For the period ended 28 February 2025

LOCAL GOVERNMENT ACT 1995
LOCAL GOVERNMENT (FINANCIAL MANAGEMENT) REGULATIONS 1996

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Attachment 12.9.1 Monthly Financial Report for February

CITY OF BELMONT STATEMENT OF FINANCIAL ACTIVITY FOR THE PERIOD ENDED 28 FEBRUARY 2025

	Supplementary Information	Amended Budget Estimates (a) \$	YTD Budget Estimates (b) \$	YTD Actual (c) \$	Variance* \$ (c) - (b)	Variance* % ((c) - (b))/(b)	Var.
OPERATING ACTIVITIES							
Revenue from operating activities							
Rates		59,869,936	59,565,956	59,697,001	131,045	0.22%	▲
Grants, subsidies and contributions		2,643,219	644,912	561,642	(83,270)	(12.91%)	
Fees and charges		10,451,111	9,185,545	9,870,732	685,187	7.46%	▲
Interest revenue		6,763,202	4,718,156	5,129,619	411,463	8.72%	▲
Other revenue		643,980	441,077	732,886	291,809	66.16%	▲
Profit on asset disposals		87,469	58,313	24,086	(34,227)	(58.70%)	
Fair value adjustments to financial assets at fair value through profit or loss		4,203	0	0	0	0.00%	
		80,463,120	74,613,959	76,015,966	1,402,007	1.88%	
Expenditure from operating activities							
Employee costs		(28,143,531)	(18,458,399)	(19,043,343)	(584,944)	(3.17%)	▼
Materials and contracts		(37,775,248)	(24,097,385)	(20,010,463)	4,086,922	16.96%	▲
Utility charges		(2,392,832)	(1,569,645)	(1,516,866)	52,779	3.36%	
Depreciation		(12,935,924)	(8,623,948)	(8,661,907)	(37,959)	(0.44%)	
Finance costs		(520,949)	(261,507)	(267,897)	(6,390)	(2.44%)	
Insurance		(938,950)	(938,211)	(836,197)	102,014	10.87%	▲
Other expenditure		(1,530,081)	(1,081,528)	(798,309)	283,219	26.19%	▲
Loss on asset disposals		0	0	(58,266)	(58,266)	0.00%	
		(84,237,515)	(55,030,623)	(51,193,248)	3,837,375	6.97%	
Non-cash amounts excluded from operating activities	Note 2(b)	12,819,160	8,565,635	8,186,606	(379,029)	(4.42%)	▼
Amount attributable to operating activities		9,044,765	28,148,971	33,009,324	4,860,353	17.27%	
INVESTING ACTIVITIES							
Inflows from investing activities							
Proceeds from capital grants, subsidies and contributions		4,343,198	2,716,260	1,835,186	(881,074)	(32.44%)	▼
Proceeds from disposal of assets		867,997	867,997	308,417	(559,580)	(64.47%)	▼
		5,211,195	3,584,257	2,143,603	(1,440,654)	(40.19%)	
Outflows from investing activities							
Payments for property, plant and equipment	3	(5,925,414)	(3,604,973)	(1,844,841)	1,760,132	48.83%	▲
Payments for construction of infrastructure	3	(21,554,982)	(11,677,450)	(5,880,445)	5,797,005	49.64%	▲
Amount attributable to investing activities		(22,269,201)	(11,698,166)	(5,581,683)	6,116,483	52.29%	
FINANCING ACTIVITIES							
Inflows from financing activities							
Transfer from reserves	2	18,446,042	0	0	0	0.00%	
		18,446,042	0	0	0	0.00%	
Outflows from financing activities							
Repayment of borrowings		(641,885)	(311,971)	(311,971)	0	0.00%	
Payments for principal portion of lease liabilities		(105,427)	0	0	0	0.00%	
Transfer to reserves	2	(5,288,109)	0	0	0	0.00%	
		(6,035,421)	(311,971)	(311,971)	0	0.00%	
Amount attributable to financing activities		12,410,621	(311,971)	(311,971)	0	0.00%	
MOVEMENT IN SURPLUS OR DEFICIT							
Surplus or deficit at the start of the financial year		1,313,815	1,313,815	5,868,521	4,554,706	346.68%	▲
Amount attributable to operating activities		9,044,765	28,148,971	33,009,324	4,860,353	17.27%	▲
Amount attributable to investing activities		(22,269,201)	(11,698,166)	(5,581,683)	6,116,483	52.29%	▲
Amount attributable to financing activities		12,410,621	(311,971)	(311,971)	0	0.00%	
Surplus or deficit after imposition of general rates		500,000	17,452,649	32,984,191	15,531,542	88.99%	▲

KEY INFORMATION

▲ ▼ Indicates a variance between Year to Date (YTD) Budget and YTD Actual data as per the adopted materiality threshold.

* Refer to Note 3 for an explanation of the reasons for the variance.

This statement is to be read in conjunction with the accompanying Financial Statements and Notes.

CITY OF BELMONT
STATEMENT OF FINANCIAL POSITION
FOR THE PERIOD ENDED 28 FEBRUARY 2025

	Supplementary Information	30 June 2024	28 February 2025
		\$	\$
CURRENT ASSETS			
Cash and cash equivalents	1	18,105,527	8,041,057
Trade and other receivables		24,999,921	28,750,181
Other financial assets		40,704,180	67,985,326
Inventories		262,339	267,114
Contract assets		37,717	0
Other assets		3,483,614	3,568,496
TOTAL CURRENT ASSETS		87,593,298	108,612,174
NON-CURRENT ASSETS			
Trade and other receivables		515,832	438,544
Other financial assets		21,135,546	21,135,546
Property, plant and equipment		341,517,776	339,516,389
Infrastructure		292,331,375	294,156,521
Right-of-use assets		158,975	158,975
Intangible assets		236,828	186,425
TOTAL NON-CURRENT ASSETS		655,896,332	655,592,400
TOTAL ASSETS		743,489,630	764,204,574
CURRENT LIABILITIES			
Trade and other payables		7,632,119	2,002,547
Other liabilities		1,833,787	1,980,762
Lease liabilities		105,428	105,428
Borrowings		641,884	329,913
Employee related provisions		4,987,945	4,843,517
TOTAL CURRENT LIABILITIES		15,201,163	9,262,167
NON-CURRENT LIABILITIES			
Other liabilities		151,558	151,558
Lease liabilities		57,042	57,042
Borrowings		10,976,367	10,976,367
Employee related provisions		541,262	541,263
TOTAL NON-CURRENT LIABILITIES		11,726,229	11,726,230
TOTAL LIABILITIES		26,927,392	20,988,397
NET ASSETS		716,562,238	743,216,177
EQUITY			
Retained surplus		195,472,409	222,126,348
Reserve accounts	2	69,265,334	69,265,334
Revaluation surplus		451,824,495	451,824,495
TOTAL EQUITY		716,562,238	743,216,177

This statement is to be read in conjunction with the accompanying notes.

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 28 FEBRUARY 2025

1 BASIS OF PREPARATION AND SIGNIFICANT ACCOUNTING POLICIES

BASIS OF PREPARATION

This prescribed financial report has been prepared in accordance with the *Local Government Act 1995* and accompanying regulations.

Local Government Act 1995 requirements

Section 6.4(2) of the *Local Government Act 1995* read with the *Local Government (Financial Management) Regulations 1996*, prescribe that the financial report be prepared in accordance with the *Local Government Act 1995* and, to the extent that they are not inconsistent with the Act, the Australian Accounting Standards. The Australian Accounting Standards (as they apply to local governments and not-for-profit entities) and Interpretations of the Australian Accounting Standards Board were applied where no inconsistencies exist.

The *Local Government (Financial Management) Regulations 1996* specify that vested land is a right-of-use asset to be measured at cost, and is considered a zero cost concessionary lease. All right-of-use assets under zero cost concessionary leases are measured at zero cost rather than at fair value, except for vested improvements on concessionary land leases such as roads, buildings or other infrastructure which continue to be reported at fair value, as opposed to the vested land which is measured at zero cost. The measurement of vested improvements at fair value is a departure from AASB 16 which would have required the City to measure any vested improvements at zero cost.

Local Government (Financial Management) Regulations 1996, regulation 34 prescribes contents of the financial report. Supporting information does not form part of the financial report.

Accounting policies which have been adopted in the preparation of this financial report have been consistently applied unless stated otherwise. Except for cash flow and rate setting information, the financial report has been prepared on the accrual basis and is based on historical costs, modified, where applicable, by the measurement at fair value of selected non-current assets, financial assets and liabilities.

THE LOCAL GOVERNMENT REPORTING ENTITY

All funds through which the City controls resources to carry on its functions have been included in the financial statements forming part of this financial report.

All monies held in the Trust Fund are excluded from the financial statements.

Judgements and estimates

The preparation of a financial report in conformity with Australian Accounting Standards requires management to make judgements, estimates and assumptions that effect the application of policies and reported amounts of assets and liabilities, income and expenses.

The estimates and associated assumptions are based on historical experience and various other factors believed to be reasonable under the circumstances; the results of which form the basis of making the judgements about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

The balances, transactions and disclosures impacted by accounting estimates are as follows:

- estimated fair value of certain financial assets
- impairment of financial assets
- estimation of fair values of land and buildings, infrastructure and investment property
- estimation uncertainties made in relation to lease accounting
- estimated useful life of intangible assets

MATERIAL ACCOUNTING POLICES

Significant accounting policies utilised in the preparation of these statements are as described within the 2023-24 Annual Budget. Please refer to the adopted budget document for details of these policies.

PREPARATION TIMING AND REVIEW

Date prepared: All known transactions up to 28 February 2025

CITY OF BELMONT
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 28 FEBRUARY 2025

2 STATEMENT OF FINANCIAL ACTIVITY INFORMATION

	Supplementary Information	Amended Budget Opening 30 June 2024	Last Year Closing 30 June 2024	Year to Date 28 February 2025
(a) Net current assets used in the Statement of Financial Activity				
Current assets		\$	\$	\$
Cash and cash equivalents	1	17,777,674	18,105,527	8,041,057
Trade and other receivables		23,613,744	24,999,921	28,750,181
Other financial assets		29,118,043	40,704,180	67,985,326
Inventories		276,212	262,339	267,114
Contract assets		0	37,717	0
Other assets		3,316,206	3,483,614	3,568,496
		74,101,879	87,593,298	108,612,174
Less: current liabilities				
Trade and other payables		(4,956,993)	(7,632,119)	(2,002,547)
Other liabilities		(2,082,606)	(1,833,787)	(1,980,762)
Lease liabilities		(39,341)	(105,428)	(105,428)
Borrowings		(666,573)	(641,884)	(329,913)
Employee related provisions		(4,273,584)	(4,987,945)	(4,843,517)
		(12,019,097)	(15,201,163)	(9,262,167)
Net current assets		62,082,782	72,392,135	99,350,007
Less: Total adjustments to net current assets	Note 2(c)	(55,628,292)	(66,523,614)	(66,365,816)
Closing funding surplus / (deficit)		6,454,490	5,868,521	32,984,191

(b) Non-cash amounts excluded from operating activities

The following non-cash revenue and expenditure has been excluded from operating activities within the Statement of Financial Activity in accordance with *Financial Management Regulation 32*.

	Amended Budget	YTD Budget (a)	YTD Actual (b)
	\$	\$	\$
Non-cash amounts excluded from operating activities			
Adjustments to operating activities			
Less: Profit on asset disposals	(87,469)	(58,313)	(24,086)
Less: Non-cash grants and contributions for assets	0	0	0
Less: Fair value adjustments to financial assets at fair value through profit and loss	(4,203)	0	0
Add: Loss on asset disposals	0	0	58,266
Add: Depreciation	12,935,924	8,623,948	8,661,907
Movement in current employee provisions associated with restricted cash	(25,092)	0	0
- Pensioner deferred rates	0	0	(77,288)
- Employee provisions	0	0	(432,193)
Total non-cash amounts excluded from operating activities	12,819,160	8,565,635	8,186,606

(c) Current assets and liabilities excluded from budgeted deficiency

The following current assets and liabilities have been excluded from the net current assets used in the Statement of Financial Activity in accordance with *Financial Management Regulation 32* to agree to the surplus/(deficit) after imposition of general rates.

	Amended Budget Opening 30 June 2024	Last Year Closing 30 June 2024	Year to Date 28 February 2025
	\$	\$	\$
Adjustments to net current assets			
Less: Reserve accounts	(61,067,348)	(69,265,334)	(69,265,334)
Add: Financial assets at amortised cost	0	20,927,619	20,927,619
- EMRC receivable	0	(20,927,619)	(20,927,619)
Add: Current liabilities not expected to be cleared at the end of the year:			
- Current portion of borrowings	666,573	641,884	329,913
- Current portion of lease liabilities	39,341	105,428	105,428
- Current portion of employee benefit provisions held in reserve	4,733,142	1,994,408	2,464,177
Total adjustments to net current assets	(55,628,292)	(66,523,614)	(66,365,816)

CURRENT AND NON-CURRENT CLASSIFICATION

In the determination of whether an asset or liability is current or non-current, consideration is given to the time when each asset or liability is expected to be settled. Unless otherwise stated assets or liabilities are classified as current if expected to be settled within the next 12 months, being the City's operational cycle.

Attachment 12.9.1 Monthly Financial Report for February

CITY OF BELMONT NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY FOR THE PERIOD ENDED 28 FEBRUARY 2025

3 EXPLANATION OF MATERIAL VARIANCES

The material variance thresholds are adopted annually by Council as an indicator of whether the actual expenditure or revenue varies from the year to date actual materially.

The material variance adopted by Council for the 2024-25 year is \$100,000.

Description

Revenue from operating activities

Fees and charges

Safer Communities - Income from Building Applications significantly higher than anticipated -(\$195,248)
Finance-Income relating to oncharging of bank fee associated with large rates payment made by credit card -(\$109,041)
City Facilities & Property - Income from hire of City facilities and rental income from tenancies above budget - (\$170,259)
Works - Additional waste revenue as a result of a higher than anticipated uptake of additional or large bins -(\$107,793)

Interest revenue

Finance - Higher than anticipated interest as a result of end of year underspends and subsequent higher end of year cash balances -(\$377,412)

Other revenue

City Facilities and Property-Actual usage of utilities on charged to leases, higher than budgeted amount.-(\$141,569)

Expenditure from operating activities

Employee costs

Salaries are below budget due to vacancies currently being recruited by the City
Works - Some design costs to be reallocated to capital projects -(\$298,095)
Finance - Timing variance relating to entry of employee time cards. Costs to be reallocated to projects. -(\$132,479)
Information Technology - Unanticipated Long Service Leave taken. - (\$112,404)

Materials and contracts

Information Technology - Overspend due to unexpected increases in licenses and subscriptions, particularly Microsoft. -(\$363,621)
Works - Variance due to Waste Services expenses not yet incurred. -\$617,488
Park Leisure & Environment - Decreased seasonal activities including watering and maintenance of trees and delays in receiving contractor invoices -\$1,859,601
City Facilities & Property - Variance due to timing of invoices. -\$176,804
Economic & Community Development -Expenses not yet incurred as budgeted including aged accommodation fees and maintenance, youth services program and other contracts-\$,523,039
Library,Culture & Place - Projects are in progress with some timing variances. - -\$342,098
Governance,Strategy & Risk- Legal services costs lower than forecast. Training attendances lower than expected. -\$408,072
Safer Communities -Cheaper than anticipated radio and car related works in Rangers. Local Emergency Management review costs, some Health and Community Safety initiative invoices pending. - \$166,168
PR& Stakeholder Engagement -Minor project delays and anticipated cost savings. -\$115,352
Planning Services - Several planning projects involving consultants and legal matters that are currently underway have not yet incurred costs.- \$166,260

Other expenditure

Economic & Community Development - Faulkner Park Retirement Village contributions not yet incurred. -\$207,472

Inflows from investing activities

Proceeds from capital grants, subsidies and contributions

City Facilities & Property - Works for Middleton Park Lighting completed ahead of schedule to align with grant requirements. - (\$265,090)
Works-Roads to Recovery payments to be received. - (\$582,652)

Outflows from investing activities

Payments for property, plant and equipment

Information Technology - Capital renewal projects delayed due to other priorities. -\$516,949
Design,Asset & Development - Vehicles on order and yet to be received.- \$522,923
City Facilities & Property - Capital works projects in progress, expenditure timing revised in March review. - \$602,030

Payments for construction of infrastructure

Works -Capital program progressing well, lag in invoices submitted for completed work. - \$1,106,473
Parks,Leisure & Environment -All project remain on track. Awaiting claims for several irrigation project completed within the report period. - \$2,199,168
City Projects -Projects remain on track to agreed milestones. Awaiting claims for Ornamental Lakes and Esplanade Foreshore. Expenditure timing revised in March Review. - \$4,332,813

Var. \$	Var. %	
\$	%	
685,187	7.46%	▲
	Timing	
411,463	8.72%	▲
	Timing	
291,809	66.16%	▲
	Timing	
(584,944)	(3.17%)	▼
	Permanent	
	Timing	
4,086,922	16.96%	▲
	Timing	
	Timing	
	Timing	
	Timing	
	Timing	
	Timing	
	Timing	
283,219	26.19%	▲
	Timing	
(881,074)	(32.44%)	▼
	Timing	
	Timing	
1,760,132	48.83%	▲
	Timing	
	Timing	
5,797,005	49.64%	▲
	Timing	
	Timing	
	Timing	

CITY OF BELMONT
SUPPLEMENTARY INFORMATION

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Attachment 12.9.1 Monthly Financial Report for February

CITY OF BELMONT SUPPLEMENTARY INFORMATION FOR THE PERIOD ENDED 28 FEBRUARY 2025

1 INVESTMENT PORTFOLIO

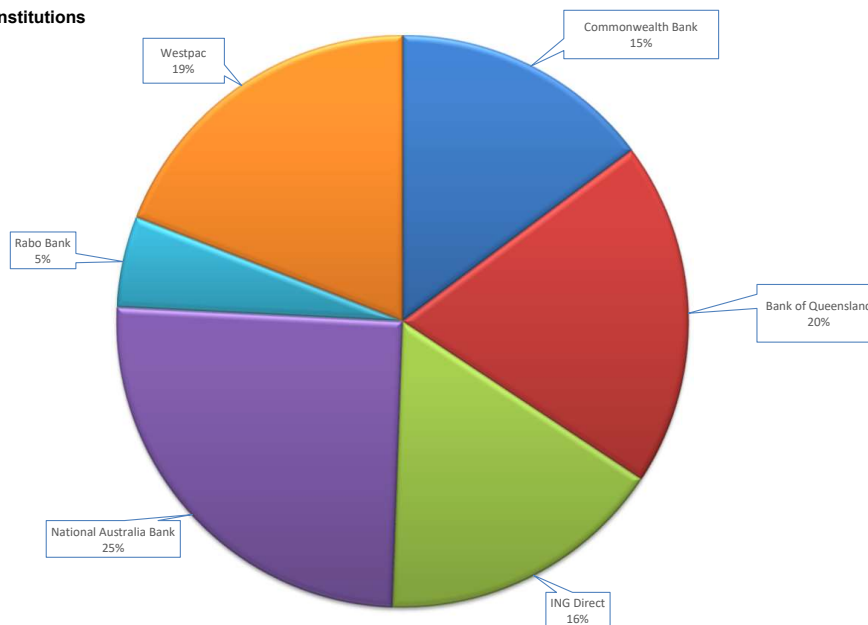
BY INVESTMENT HOLDINGS

	Municipal \$	Reserve \$	Trust-Reserve \$	Total \$	Total %
Municipal Account	398,749	-	-	398,749	0.35%
On-Call Account	16,277,454	-	-	16,277,454	14.44%
Term Deposits	25,500,000	70,537,949	(0)	96,037,949	85.20%
	42,176,203	70,537,949	(0)	112,714,152	100.00%

BY INSTITUTION

	Rating	Municipal \$	Reserve \$	Trust-Reserve \$	Total \$	Total %	Policy Max %
Commonwealth Bank	AA	16,676,203	-	-	16,676,203	14.80%	40%
Bank of Queensland	A	11,000,000	10,979,242	-	21,979,242	19.50%	30%
ING Direct	A	8,000,000	10,347,558	-	18,347,558	16.28%	30%
National Australia Bank	AA	4,000,000	24,424,826	-	28,424,826	25.22%	40%
Rabo Bank	A	-	5,795,230	-	5,795,230	5.14%	30%
Westpac	AA	2,500,000	18,991,093	-	21,491,093	19.07%	40%
		42,176,203	70,537,949	-	112,714,152	100.00%	

Investment Institutions



BY CREDIT RATINGS

Rating	Municipal \$	Reserve \$	Trust Reserve \$	Total \$	Total %	Policy Max %
AAA	-	-	-	-	0.00%	100%
AA	23,176,203	43,415,919	-	66,592,122	59.08%	100%
A	19,000,000	27,122,030	-	46,122,030	40.92%	80%
BBB / NR	-	-	-	-	0.00%	60%
	42,176,203	70,537,949	-	112,714,152	100.00%	

Attachment 12.9.1 Monthly Financial Report for February

CITY OF BELMONT SUPPLEMENTARY INFORMATION FOR THE PERIOD ENDED 28 FEBRUARY 2025

2 RESERVE ACCOUNTS

Reserve name	Budget Opening Balance	Budget Interest Earned	Budget Transfers In (+)	Budget Transfers Out (-)	Budget Closing Balance	Actual Opening Balance	Actual Interest Earned	Actual Transfers In (+)	Actual Transfers Out (-)	Actual YTD Closing Balance
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Restricted by Council										
Administration building Reserve	254,062	11,264	0	0	265,326	257,553	2,266	(2,266)	0	257,553
Aged Accommodation - Homewest Reserve	998,563	42,501	8,583	0	1,049,647	1,010,521	8,890	(8,890)	0	1,010,521
Aged Community Care Reserve	235,668	10,449	0	0	246,117	238,905	2,102	(2,102)	0	238,905
Aged persons housing Reserve	224,620	32,618	0	(257,238)	0	244,913	2,155	(2,155)	0	244,913
Aged Services Reserve	1,146,414	50,828	0	0	1,197,242	1,162,167	10,224	(10,224)	0	1,162,167
Ascot Waters Marina Maintenance & Restoration	1,091,037	48,399	0	(50,000)	1,089,436	1,106,061	9,731	(9,731)	0	1,106,061
Belmont District Band Reserve	50,559	2,242	0	0	52,801	51,256	451	(451)	0	51,256
Belmont Oasis Refurbishment Reserve	4,456,122	197,568	0	0	4,653,690	4,517,364	39,742	(39,742)	0	4,517,364
Belmont Trust Reserve	1,657,363	74,620	0	(216,324)	1,515,659	1,681,259	14,791	(14,791)	0	1,681,259
Building maintenance Reserve	4,657,748	233,538	0	(200,000)	4,691,286	4,739,102	41,693	(41,693)	0	4,739,102
Capital Projects Reserve	5,827,421	0	1,747,544	(2,703,590)	4,871,375	5,827,421	51,268	(51,268)	0	5,827,421
Car Parking Reserve	66,674	2,956	0	0	69,630	67,592	595	(595)	0	67,592
Carry Forward Projects Reserve	1,744,079	0	0	(1,647,757)	96,322	1,744,079	15,344	(15,344)	0	1,744,079
District valuation Reserve	23,651	1,049	95,000	0	119,700	23,680	208	(208)	0	23,680
Election expenses Reserve	2,030	6,412	75,000	0	83,442	8,497	75	(75)	0	8,497
Environment Reserve	884,673	69,281	0	0	953,954	927,841	8,163	(8,163)	0	927,841
Faulkner Park Retirement Village Buy Back Reserve	2,533,333	112,319	0	0	2,645,652	2,568,147	22,594	(22,594)	0	2,568,147
Faulkner Park Retirement Village Owners Maintenance Reserve	515,197	31,613	0	0	546,810	525,106	4,620	(4,620)	0	525,106
History Reserve	179,010	7,937	0	0	186,947	181,468	1,597	(1,597)	0	181,468
Information Technology Reserve	1,486,554	65,908	0	0	1,552,462	1,506,984	13,258	(13,258)	0	1,506,984
Land acquisition Reserve	10,904,340	467,902	0	0	11,372,242	11,039,182	97,119	(97,119)	0	11,039,182
Long Service Leave Reserve - Salaries	3,449,639	86,855	0	(153,273)	3,383,221	2,103,512	18,506	(18,506)	0	2,103,512
Long Service Leave Reserve - Wages	528,885	11,137	0	(5,753)	534,269	360,665	3,173	(3,173)	0	360,665
Miscellaneous Entitlements Reserve	779,710	35,942	0	0	815,652	791,398	6,962	(6,962)	0	791,398
Plant replacement Reserve	1,633,290	75,365	587,126	(1,008,951)	1,286,830	1,650,203	14,518	(14,518)	0	1,650,203
Property development Reserve	21,704,520	703,244	0	(10,564,852)	11,842,912	17,573,013	154,602	(154,602)	0	17,573,013
Public Art Reserve	411,617	18,870	0	(30,000)	400,487	417,466	3,673	(3,673)	0	417,466
Ruth Faulkner library Reserve	49,432	2,192	0	0	51,624	50,113	441	(441)	0	50,113
Streetscapes Reserve	529,620	23,481	0	(500,000)	53,101	536,898	4,723	(4,723)	0	536,898
Urban Forest Strategy Management Reserve	125,066	5,545	0	0	130,611	126,788	1,115	(1,115)	0	126,788
Waste Management Reserve	4,674,332	282,028	0	(1,108,304)	3,848,056	4,808,297	42,302	(42,302)	0	4,808,297
Workers Compensation/Insurance Reserve	1,400,052	60,793	0	0	1,460,845	1,417,883	12,474	(12,474)	0	1,417,883
	74,225,281	2,774,856	2,513,253	(18,446,042)	61,067,348	69,265,334	609,375	(609,375)	0	69,265,334

**CITY OF BELMONT
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 28 FEBRUARY 2025**

INVESTING ACTIVITIES

3 CAPITAL ACQUISITIONS

	Amended			
Capital acquisitions	Budget	YTD Budget	YTD Actual	YTD Actual Variance
	\$	\$	\$	\$
Buildings - non-specialised	3,345,946	1,821,809	1,256,918	(564,891)
Furniture and equipment	1,123,801	878,801	238,854	(639,947)
Plant and equipment	1,405,667	871,030	349,069	(521,961)
Other property, plant and equipment	50,000	33,333	0	(33,333)
Acquisition of property, plant and equipment	5,925,414	3,604,973	1,844,841	(1,760,132)
Infrastructure - Roads	4,782,500	3,141,156	2,169,785	(971,371)
Infrastructure - Reserves Improvements	15,210,159	7,635,238	2,944,686	(4,690,552)
Infrastructure - Footpath Network	845,697	588,516	577,476	(11,040)
Infrastructure - Drainage Network	716,626	312,540	188,498	(124,042)
Acquisition of infrastructure	21,554,982	11,677,450	5,880,445	(5,797,005)
Total capital acquisitions	27,480,396	15,282,423	7,725,286	(7,557,137)
Capital Acquisitions Funded By:				
Capital grants and contributions	4,343,198	2,716,260	0	(2,716,260)
Other (disposals & C/Fwd)	867,997	867,997	308,417	(559,580)
Reserve accounts				
Belmont Trust Reserve	216,324	0	0	0
Building maintenance Reserve	200,000	0	0	0
Capital Projects Reserve	2,703,590	0	0	0
Carry Forward Projects Reserve	1,647,757	0	0	0
Long Service Leave Reserve - Wages	5,753	0	0	0
Plant replacement Reserve	1,008,951	0	0	0
Property development Reserve	10,564,852	0	0	0
Public Art Reserve	30,000	0	0	0
Streetscapes Reserve	500,000			
Contribution - operations	17,501,530	11,698,166	7,416,869	(4,281,297)
Capital funding total	39,589,952	15,282,423	7,725,286	(7,557,137)

MATERIAL ACCOUNTING POLICIES

Each class of fixed assets within either plant and equipment or infrastructure, is carried at cost or fair value as indicated less, where applicable, any accumulated depreciation and impairment losses.

Assets for which the fair value as at the date of acquisition is under \$5,000 are not recognised as an asset in accordance with *Financial Management Regulation 17A (5)*. These assets are expensed immediately.

Where multiple individual low value assets are purchased together as part of a larger asset or collectively forming a larger asset exceeding the threshold, the individual assets are recognised as one asset and capitalised.

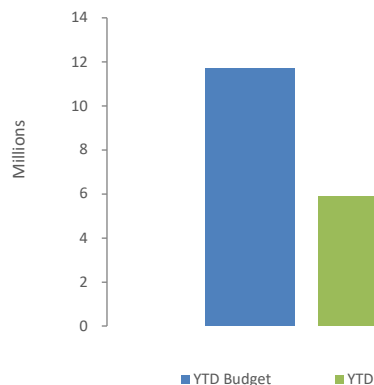
Initial recognition and measurement for assets held at cost

Plant and equipment including furniture and equipment is recognised at cost on acquisition in accordance with *Financial Management Regulation 17A*. Where acquired at no cost the asset is initially recognise at fair value. Assets held at cost are depreciated and assessed for impairment annually.

Initial recognition and measurement between mandatory revaluation dates for assets held at fair value

In relation to this initial measurement, cost is determined as the fair value of the assets given as consideration plus costs incidental to the acquisition. For assets acquired at zero cost or otherwise significantly less than fair value, cost is determined as fair value at the date of acquisition. The cost of non-current assets constructed by the City includes the cost of all materials used in construction, direct labour on the project and an appropriate proportion of variable and fixed overheads.

Payments for Capital Acquisitions

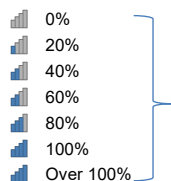


**CITY OF BELMONT
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 28 FEBRUARY 2025**

INVESTING ACTIVITIES

3 CAPITAL ACQUISITIONS - DETAILED

**Capital expenditure total
Level of completion indicators**



Percentage Year to Date Actual to Annual Budget expenditure where the expenditure over budget highlighted in red.

Level of completion indicator, please see table at the end of this note for further detail.

Account Description	Amended			Variance (Under)/Over
	Budget	YTD Budget	YTD Actual	
	\$	\$	\$	\$
City Projects	11,042,220	6,490,427	2,157,616	(4,332,811)
Parks and Environment	4,878,885	3,185,187	986,017	(2,199,170)
Buildings and facilities	2,635,000	1,585,000	1,057,971	(527,029)
Infrastructure Capital Works	6,344,823	4,042,212	2,935,759	(1,106,453)
Furniture and equipment	1,123,801	878,801	238,854	(639,947)
Plant and equipment	1,405,667	871,030	349,069	(521,961)
Other	50,000	33,333	0	(33,333)
	27,480,396	17,085,990	7,725,286	(9,360,704)

Attachment 12.9.1 Monthly Financial Report for February

CITY OF BELMONT SUPPLEMENTARY INFORMATION FOR THE PERIOD ENDED 28 FEBRUARY 2025

4 BUDGET AMENDMENTS

Amendments to original budget since budget adoption. Surplus/(Deficit)

Description	Council Resolution	Classification	Non Cash Adjustment \$	Increase in Available Cash \$	Decrease in Available Cash \$	Amended Budget Running Balance \$
Budget adoption						497,000
October Budget Review	October OCM #12.4	Opening surplus(deficit)	(4,990,527)			(4,493,527)
October Budget Review	October OCM #12.4	Operating revenue		367,633		(4,125,894)
October Budget Review	October OCM #12.4	Operating expenses			(154,263)	(4,280,157)
October Budget Review	October OCM #12.4	Capital revenue		972,549		(3,307,608)
October Budget Review	October OCM #12.4	Capital expenses			(7,400,921)	(10,708,529)
October Budget Review	October OCM #12.4	Non cash item	11,208,529			500,000
Tender 19-2024-Wilson Park Zone 2	December OCM #14.1	Capital expenses			(2,000,000)	(1,500,000)
Tender 19-2024-Wilson Park Zone 2	December OCM #14.1	Capital revenue		2,000,000		500,000
			6,218,002	3,340,182	(9,555,184)	

13 Reports by the Chief Executive Officer

13.1 Request for leave of absence

13.2 Notice of motion

Nil.

14 Matters for which the meeting may be closed

14.1 Staff Matter - Chief Executive Officer Interim Review 2024-25

This report is included in the Ordinary Council Meeting – Confidential Matters Agenda Part 1 in accordance with Section 5.23(2) of the *Local Government Act 1995 (WA)*, which permits the meeting to be closed to the public for business relating to the following:

Section 5.23(2)(a) a matter affecting an employee or employees.

14.2 East Rockingham Waste to Energy Project - Novation of Financier Side Deed

This report is included in the Ordinary Council Meeting – Confidential Matters Agenda Part 2 in accordance with Section 5.23(2) of the *Local Government Act 1995 (WA)*, which permits the meeting to be closed to the public for business relating to the following:

Section 5.23(2)(c) a contract entered into, or which may be entered into, by the local government and which relates to a matter to be discussed at the meeting;

Section 5.23(2)(d) legal advice obtained, or which may be obtained, by the local government and which relates to a matter to be discussed at the meeting.

15 Closure