



## Agenda Briefing Forum

# Matrix

15 October 2024



City of  
**Belmont**

# CITY OF BELMONT

## Agenda Briefing Forum

### Matrix

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## **Tabled Attachments Index**

Attachment 4.1.1 - Item 4.1 refers

Attachment 5.1.1 – Item 5.3 (12.3) refers

Attachment 5.1.2 – Item 5.3 (12.3) refers

Attachment 5.1.3 – Item 5.3 (12.3) refers

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

## **Alternative Formats**

This document is available on the City of Belmont website and can be requested in alternative formats including electronic format by email, in hardcopy both in large and standard print and in other formats as requested. For further information please contact the Community Development team on (08) 9477 7219. For language assistance please contact TIS (Translating and Interpreting Service) on 131 450.

**Matrix from the Agenda Briefing Forum held in the Council Chamber of the City of Belmont Civic Centre, 215 Wright Street, Cloverdale on Tuesday 15 October 2024 commencing at 6.30pm.**

# Matrix

## Present

Mayor R Rossi, JP (Presiding Member)	Mayor
Cr D Sessions (Deputy Mayor)	West Ward
Cr B Ryan	East Ward
Cr P Marks	East Ward
Cr J Davis	South Ward
Cr C Kulczycki	West Ward

## In attendance

Mr J Christie	Chief Executive Officer
Mr S Downing	Director Corporate and Governance
Mr W Loh	Director Development and Communities
Mr M Murphy	Director Infrastructure Services
Ms D Dabala	Manager Governance and Legal
Ms G Carter-Nguyen	Manager Public Relations and Stakeholder Engagement
Ms S Jessop	Manager Finance
Mr A Bott (dep. 7.06pm)	Manager Planning Services
Ms C Gilbert (dep. 7.06pm)	Coordinator Planning Projects
Mrs J Cherry-Murphy	Coordinator Governance
Ms M Phillips	Senior Governance Officer
Ms S Bell	Governance Officer
Ms I Webber (dep. 7.06pm)	Planning Officer Projects

## Members of the gallery

There were eight members of the public in the gallery and no press representatives.



# 1 Official Opening

## 6.30pm The Presiding Member welcomed all those in attendance and declared the meeting open.

The Presiding Member read aloud the Acknowledgement of Country.

### Acknowledgement of Country

Before I begin, I would like to acknowledge the Whadjuk Noongar people as the Traditional Owners of this land and pay my respects to Elders past, present and emerging.

I further acknowledge their cultural heritage, beliefs, connection and relationship with this land which continues today.

The Presiding Member invited Cr Sessions to read aloud the Affirmation of Civic Duty and Responsibility on behalf of Councillors and Officers. Cr Sessions read aloud the affirmation.

### Affirmation of Civic Duty and Responsibility

I make this affirmation in good faith and declare that I will duly, faithfully, honestly, and with integrity fulfil the duties of my office for all the people in the City of Belmont according to the best of my judgement and ability.

I will observe the City's Code of Conduct and Standing Orders to ensure efficient, effective and orderly decision making within this forum.

## 2 Apologies and leave of absence

Cr Vijay (apology)	Central Ward
Cr G Sekulla (apology)	Central Ward
Cr J Powell (leave of absence)	South Ward

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

### **3.1 Announcements**

The City of Belmont understands that on Monday 14 October Cr Vijay was found guilty of indecent assault charges regarding incidents that occurred while he was working as a driving assessor for the Department of Transport earlier this year.

The Department of Local Government, Sport and Cultural Industries (DLGSC) has confirmed that there are no grounds for his disqualification from Council under Section 2.22 of the current *Local Government Act 1995*.

The City is taking this matter extremely seriously.

The Mayor met with Councillor Vijay to discuss what this conviction means for his role as a Councillor at the City of Belmont.

The Mayor has encouraged Cr Vijay to carefully consider his position and what is in the best interests of the Council and his community. The Mayor has recommended that Cr Vijay resign from his role as a Councillor.

Councillor Vijay has submitted his apology for tonight's Agenda Briefing Forum.

The Council will keep the community updated when there is more information to share.

### **3.2 Disclaimer**

#### **6.34 pm The Presiding Member drew the public gallery's attention to the Disclaimer.**

The Presiding Member advised the following:

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

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

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

Nil.

## **4 Public submission time**

**6.34pm The Presiding Member opened the period allotted for Public Submission Time and drew the gallery's attention to the Rules for Public Submission Time. One Public Submission was received.**

### **4.1 Mr C Otter on behalf of Element Advisory**

Mr C Otter on behalf of Element Advisory spoke in opposition of the Officer Recommendation for Item 12.3 - Great Eastern Highway Urban Corridor Strategy.

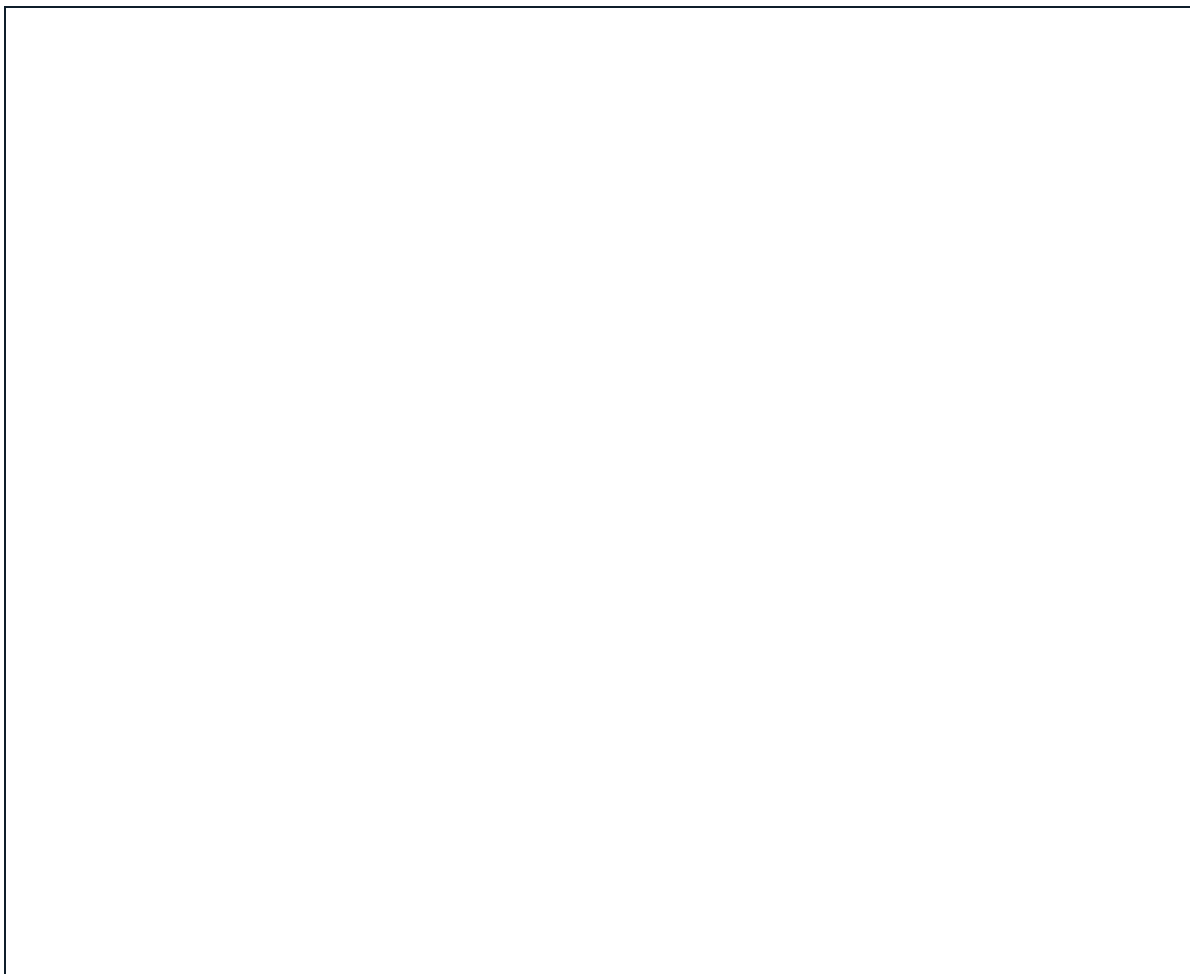
(refer Tabled Attachment 4.1.1)



# Public Submission Time and Deputation Proforma

Please ensure that your presentation complies with the Rules of Public Submission Time and Deputations as published in the Agenda Briefing Forum Programme and as printed overleaf.

Public Submission Time and Deputation Proforma			
<b>Name</b>	Cale Otter		
<b>Address</b>	Level 18, 191 St Georges Terrace, Perth WA		
<b>Business, Organisation or Group (if presenting on behalf of)</b>	Element Advisory		
<b>Agenda Briefing Forum Date</b>	15/10/2024	<b>Reported Item No. referred to</b>	12.3
<b>Please tick the appropriate box to indicate what type of presentation you wish to make</b>	<input checked="" type="checkbox"/> Submission	<input type="checkbox"/> Deputation	
<b>Are you speaking in support or opposition to the Officer Recommendation? Please tick appropriate box.</b>	<input type="checkbox"/> Support	<input checked="" type="checkbox"/> Oppose	
<p>Please write a brief overview of you submission / deputation as clearly and concisely as possible. Remember, there are strict time limits applicable. The Presiding Member may limit presenters to a shorter period, if time is restricted.</p> <p>The draft Great Eastern Highway Urban Corridor Strategy introduces built form provisions that are inappropriate:</p> <ul style="list-style-type: none"> <li>- It is not the appropriate planning stage. Built form provisions should be contained within lower order planning documents such as the planning scheme via an amendment, a Structure Plan or a Local Development Plan;</li> <li>- Each site along the corridor is different which should result in differing built form responses; and</li> <li>- The built form provisions have not been advertised for comment.</li> </ul> <p>As a result, we request that the Council remove the built form provisions alluded to by the strategy in the final adopted form of the strategy.</p>			
Additional space provided overleaf if required. Please tick box if continued overleaf			



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  - ii. repetitious;
  - iii. lacking in decorum or adversely reflect on the integrity of any councillor or employee;
  - iv. offensive or otherwise not in good faith;
  - v. duplicates or variations of earlier submissions;
  - vi. relevant to the personal affairs or actions of Council members or employees; and/or
  - vii. legal advice, legal proceedings or other legal processes.The Presiding Member or Chief Executive Officer may offer comment by way of correction, to any false information presented.
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  - ii. do not abide by a ruling from the Presiding Member;
  - iii. behaves/behave in a manner in which they are disrespectful of the Presiding Member, Elected Members or Officers; or
  - iv. refuse to abide by any direction from the Presiding Member.
- j) Public Submission Time is set for a period of 30 minutes and will end earlier if there are no further submissions.
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## Privacy Collection Notice

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The City may disclose this personal information to third party providers to deliver services and programs, to communicate with residents or to undertake satisfaction surveys of our services and programs.

Information you disclose is collected in accordance with the *Local Government Act 1995 (WA)* and associated regulations and the Privacy Act 1988. You can access and request amendments to your personal information by contacting the City of Belmont in writing. Visit our privacy policy at [www.belmont.wa.gov.au/privacy](http://www.belmont.wa.gov.au/privacy) for more information on how the City of Belmont treats personal information.

**6.39pm The Presiding Member closed Public Submission Time.**

## **5 Ordinary Council Meeting Agenda for meeting to be held on 22 October 2024**

### **5.1 Agenda items for review**

#### **OCM Item 12.1**

##### **First Nations Strategy**

##### **Deputation Presentation**

In accordance with Clause 6.7 (1)(b) of the *Standing Orders Local Law 2017* and Clause a) of the Rules for Agenda Briefing Forum Public Submission Time and Deputations, the Presiding Member refused Ms Hollands' request to make a deputation in relation to Item 12.1 as the Presiding Member determined that Ms Hollands was not directly affected by the matter.

##### **Officer Presentation**

Nil.

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

Nil.

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

- The Director Development and Communities undertook to investigate the rationale behind the exclusion of some feedback regarding Themes 2 – 5 received during public consultation.



## OCM Item 12.2

### Adachi 2025 Citizens Delegation

#### Deputation Presentation

Nil.

#### Officer Presentation

Nil.

#### Notes from Forum

Nil.

#### Further Information to be Provided

Nil.

#### Note:

**The Presiding Member advised that in accordance with Section 5.23(2)(e) of the *Local Government Act 1995 (WA)* if there were any questions on the Confidential Attachment for Item 12.3, Council would need to go behind closed doors.**

**There were no questions on the Confidential Attachments for 12.3.**

## OCM Item 12.3

### Great Eastern Highway Urban Corridor Strategy

#### Deputation Presentation

Mr O Basson on behalf of Planning Solutions Australia spoke in opposition of the Officer Recommendation.

(refer Tabled Attachment 5.1.1)

Mr R Djanegara on behalf of Major Holdings Pty Ltd spoke in opposition of the Officer Recommendation.

(refer Tabled Attachment 5.1.2)

## OCM Item 12.3

### Great Eastern Highway Urban Corridor Strategy

#### Officer Presentation

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

- What is the Corridor Strategy?
- Background
- Consultation
- Submission Feedback
- Corridor Strategy Boundaries
- Amalgamation of Adjacent Land
- Crossings
- Pedestrian and Cycle Paths
- Vehicle Access
- Building Heights
- Transitions
- General and Administrative Modifications
- Officer Recommendation

(Refer Tabled Attachment 5.1.3 for further information).

#### Notes from Forum

- Officers consider it unnecessary to readvertise the Great Eastern Highway Urban Corridor Strategy (the Strategy) as requested in the deputations for this item.
- The Strategy aims to address the transition between development on Great Eastern Highway and the land behind it.
- The Strategy is not a statutory built form control, its purpose is to set out the City's vision.
- The Strategy can be used to inform a new Local Planning Scheme (LPS) and potentially local planning policies and structure plans.
- It is important to note that if elements are not indicated clearly at this early strategic stage, there is a risk that when the City progresses towards a new LPS or planning policy, the question may be raised on where the strategic intent for transitions originated from. Including them now provides clarity and consistency and ensures a clear strategic foundation for future statutory documents.
- The Strategy does not address short term accommodation land uses, the Short-Term Rental Accommodation Policy would be used as an instrument to refer to when considering development applications along specific portions of Great Eastern Highway.
- The Strategy only applies to the lots fronting Great Eastern Highway and the lots directly adjacent. Any lots further back will be considered through the preparation of the City's Housing Strategy, Local Planning Strategy and the new LPS.

**OCM Item 12.3**

**Great Eastern Highway Urban Corridor Strategy**

**Further Information to be Provided**

Nil.

**7.06pm The Manager Planning Services, Coordinator Planning Projects and Planning Officer Projects departed the meeting and did not return.**

**OCM Item 12.4**

**2024-25 October Budget Review**

**Deputation Presentation**

Nil.

**Officer Presentation**

Nil.

**Notes from Forum**

Nil.

**Further Information to be Provided**

Nil.

## OCM Item 12.5

### WALGA - Advocacy Positions - Local Government Elections

#### Deputation Presentation

In accordance with Clause 6.7 (1)(b) of the *Standing Orders Local Law 2017* and Clause a) of the Rules for Agenda Briefing Forum Public Submission Time and Deputations, the Presiding Member refused Mr Harris' request to make a deputation in relation to Item 12.5 as the Presiding Member determined that Mr Harris was not directly affected by the matter.

#### Officer Presentation

Nil.

#### Notes from Forum

- The Officer Recommendation identifies a need to remove the 'preferential' part of the voting method for general elections. The recommendation to remove this is to alleviate confusion experienced in elections such as last year's in which the amount of time required for counting and announcing results was exacerbated.
- The voting methods proposed in the report are in line with what the Western Australian Local Government Association (WALGA) are recommending and are supported by officers in the officer recommendation.
- It is open for Elected Members to propose any alternative voting methods to Council via an alternative motion.
- The presentation at last weeks' Information Forum to Elected Members provided an overview on current reform processes currently going through the Lower House for the Local Government Reform. This did not deal with Elected Member elections, as such if there was an upcoming election, at the current stage of the Local Government Reform the system would remain the same as the election from October 2023.
- The City is supporting what WALGA deems as the best option for Western Australia, in seeking to deal with the issues and the outcomes from last October's election.

#### Further Information to be Provided

- The Director Corporate and Governance undertook to provide further advice as to the difference between proportional and full preferential voting.

## **OCM Item 12.6**

### **Accounts for Payment September 2024**

#### **Deputation Presentation**

Nil.

#### **Officer Presentation**

Nil.

#### **Notes from Forum**

Nil.

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

Nil.

## **OCM Item 12.7**

### **Monthly Financial Report for September 2024**

#### **Deputation Presentation**

Nil.

#### **Officer Presentation**

Nil.

#### **Notes from Forum**

Nil.

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

Nil.



Hi Governance Team,

You have a new public submission or deputation from Oliver Basson for the 15 October 2024 Meeting.

<b>PublicSubmissionDeputationID</b>	23
<b>Form inserted</b>	14/10/2024 9:13:57 AM
<b>Form updated</b>	14/10/2024 9:13:57 AM
<b>Date of Meeting</b>	15 October 2024
<b>First name</b>	Oliver
<b>Last name</b>	Basson
<b>Address</b>	GPO 2709 Cloisters Square PO 6850
<b>Email address</b>	
<b>Business, organisation or group (if presenting on behalf of)</b>	Planning Solutions (Aust) Pty Ltd
<b>Please indicate what type of presentation will be made</b>	Deputation
<b>Please tick to indicate if your submission or deputation is in support or opposition to the Officer Recommendation</b>	Oppose

<b>Agenda item number</b>
12.3

<b>Enter your submission/deputation</b>
Objecting to the proposed modified transitions within the updated draft Great Eastern Highway Corridor Strategy



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Public Submission Time and Deputation Proforma			
<b>Name</b>	Ryan Soerja Djanegara (Senior Planning Consultant)		
<b>Address</b>	No. 187, 189 & 225 Great Eastern Hwy & No. 33 Abernethy Rd, B...		
<b>Business, Organisation or Group (if presenting on behalf of)</b>	Developed Property on behalf of Major Holdings Pty Ltd		
<b>Agenda Briefing Forum Date</b>	15 October	<b>Reported Item No. referred to</b>	12.3
<b>Please tick the appropriate box to indicate what type of presentation you wish to make</b>	<input type="checkbox"/> Submission	<input checked="" type="checkbox"/> Deputation	
<b>Are you speaking in support or opposition to the Officer Recommendation? Please tick appropriate box.</b>	<input type="checkbox"/> Support	<input checked="" type="checkbox"/> Oppose	
Please write a brief overview of you submission / deputation as clearly and concisely as possible. Remember, there are strict time limits applicable. The Presiding Member may limit presenters to a shorter period, if time is restricted.			
<p>While generally supportive of the proposed outcomes of the strategy, we request that the City makes further modifications to address the concerns that we have raised in our submission to the City, specifically:</p> <p>a) <b>Land Use (Mixed land use requirement)</b> The officer's report and proposed strategy still doesn't make it clear whether exclusively non-residential/commercial developments (e.g. an office tower) would be allowed within activity corridors proposed within the activity corridor.</p> <p>b) <b>Car parking / access typology doesn't consider vehicle access easements as a constraint</b></p> <p>The strategy doesn't acknowledge land administrative and legal constraints. For No. 187 &amp; 189 GEH:</p> <ul style="list-style-type: none"> <li>the rear boundaries are not linear, hence proposing rear access is not necessarily feasible,</li> <li>removal of existing Vehicle Access easements may not be easily modified or removed,</li> <li>clarify there is no suggestion to provide additional crossovers onto GEH</li> </ul>			
Additional space provided overleaf if required. Please tick box if continued overleaf			



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# Great Eastern Highway Urban Corridor Strategy

15 October 2024

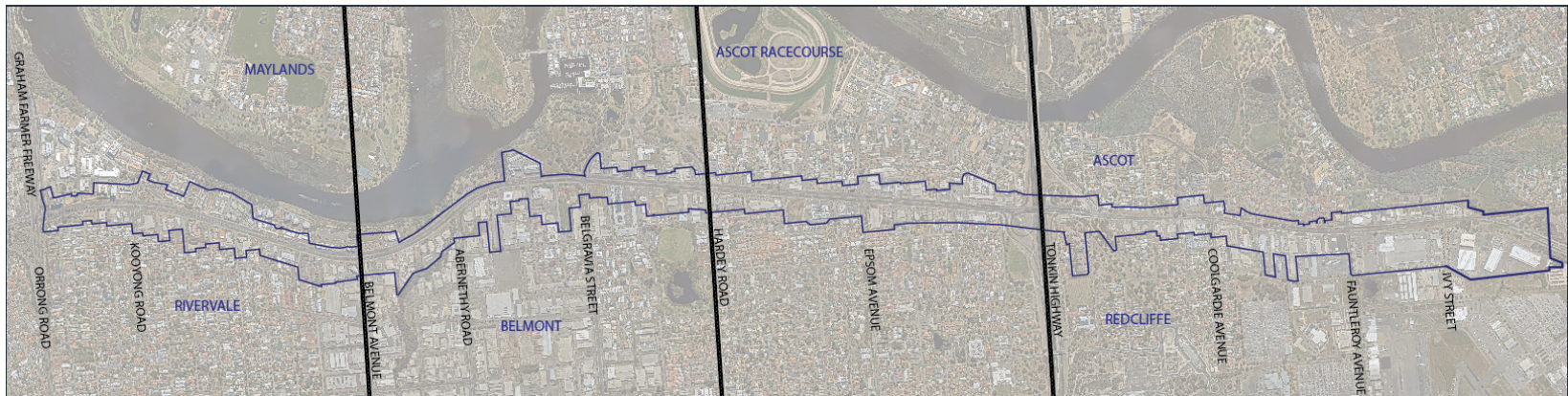


City of  
**Belmont**



City of  
Opportunity

# What is the Corridor Strategy?



Precinct 1

Precinct 2

Precinct 3

Precinct 4



# Background



# Consultation



**Have your say on the future of Great Eastern Highway**

To ensure there is a clear, long-term vision for the development of Great Eastern Highway, we've prepared our Great Eastern Highway Urban Corridor Strategy. It addresses matters of land use, vehicle and pedestrian access, buildings, and public spaces.

Contact the City or visit Belmont Connect by 5pm Thursday 25 July to have your say: [connect.belmont.wa.gov.au/geh-corridor](https://connect.belmont.wa.gov.au/geh-corridor)

## A long-term vision for Great Eastern Highway

Great Eastern Highway is home to thousands of people and businesses, and it connects Perth to regional WA and the rest of the world through Perth Airport.

That's why it's important to make sure there is a clear vision for the future development of the area.

It's also why we've prepared our [Great Eastern Highway Urban Corridor Strategy](#), a draft of which is open for public comment.

The [draft Strategy](#) outlines a long-term vision for town planning and development along part of Great Eastern Highway, addressing matters of land use, vehicle and pedestrian access, buildings, and public spaces.

## Precincts

The Strategy divides the corridor into four precinct areas:

- **Precinct One** - Graham Farmer Freeway to Belmont Avenue
- **Precinct Two** - Belmont Avenue to Hardey Road
- **Precinct Three** - Hardey Road to Tonkin Highway
- **Precinct Four** - Tonkin Highway to east of Ivy Street.



## Precinct plans

Each precinct includes four plans to illustrate how the vision for the corridor will be delivered.



Great Eastern Highway Urban Corridor Strategy

## Contact Us

Have questions or want to learn more about a project, contact us below:

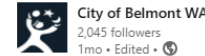
- Name: Iman Webber
- Phone: (08) 9477 7175
- Email: [planning@belmont.wa.gov.au](mailto:planning@belmont.wa.gov.au)
- In writing: Locked Bag 379, Cloverdale WA 6985

## Document Library

- [Draft Great Eastern Highway Urban Corridor Strategy](#) PDF (19.04 MB)
- [Appendix A: Background Report](#) PDF (7.43 MB)
- [Appendix B: Transport Strategy](#) PDF (4.16 MB)

## Timeline

- Community visioning and design workshops
- Preparation of draft Strategy
- Council endorsement for public consultation
- Public consultation on draft Strategy



Great Eastern Highway is home to thousands of people and businesses.

It connects Perth to regional WA and, through Perth Airport, the rest of the world.

That's why it's important to make sure there's a clear vision for the future development of the area.

That's what our Great Eastern Highway Urban Corridor Strategy is all about.

It outlines a long-term vision for town planning and development along part of Great Eastern Highway, addressing matters of land use, vehicle and pedestrian access, buildings, and public spaces.

A draft of the Strategy is open for public comment until Friday 26 July.

To have your say, visit Belmont Connect or contact the City <https://lnkd.in/gDMZ-7qY>

Looking east, the intersection of Great Eastern Highway and Brighton Road at sunset





# Submission Feedback



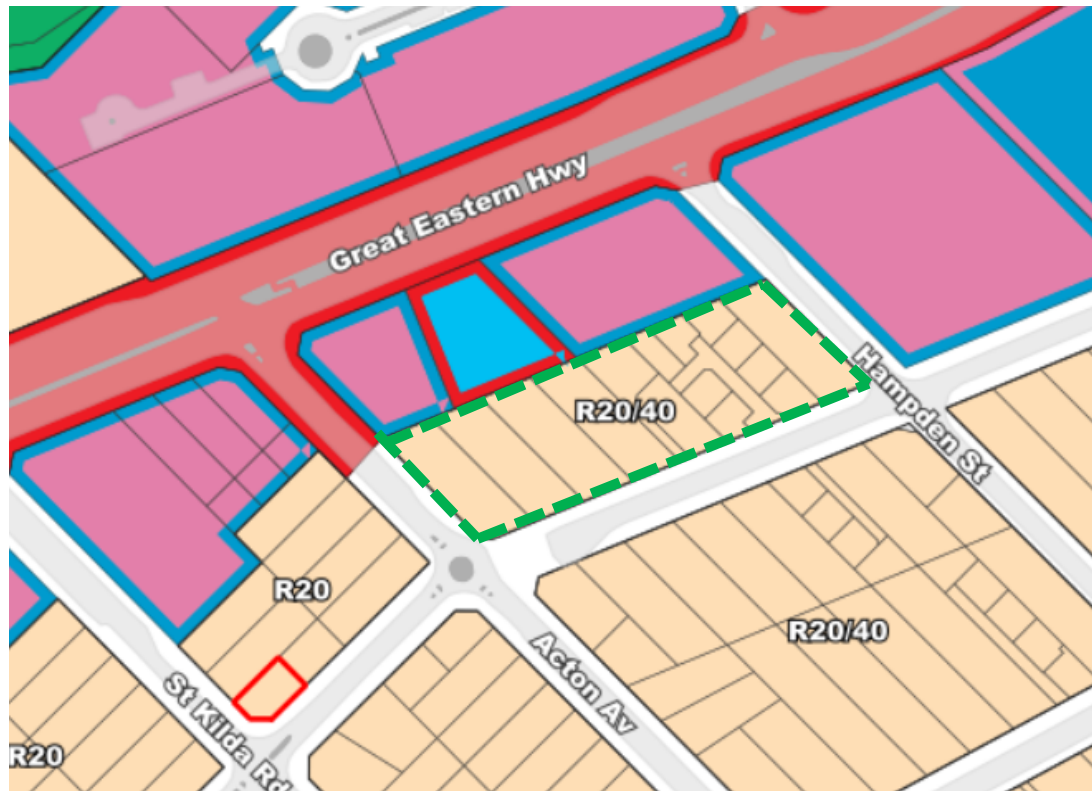
- Corridor strategy boundaries
- Amalgamation of adjacent land
- Crossings
- Pedestrian and cycle paths
- Public transport
- Traffic/parking
- Vehicle access
- Building height
- Transitions
- General and administrative modifications

# Corridor Strategy boundaries





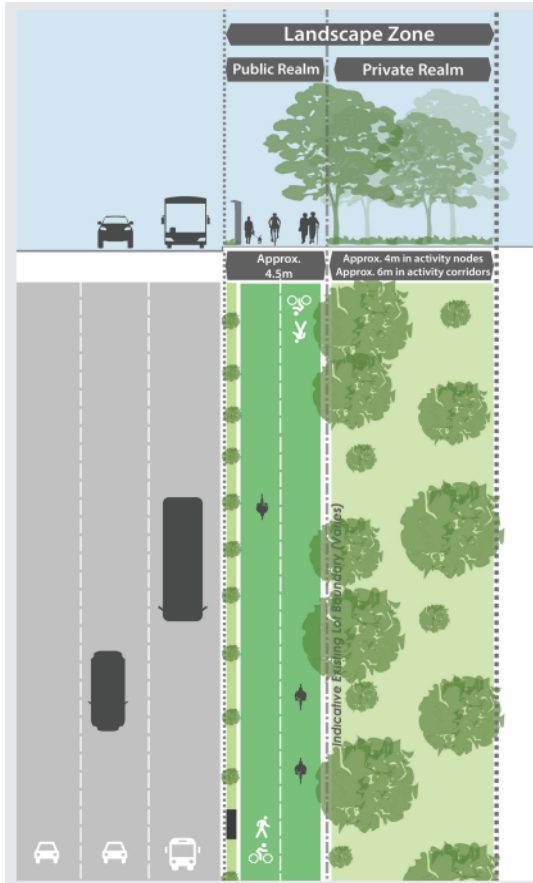
# Amalgamation of adjacent land



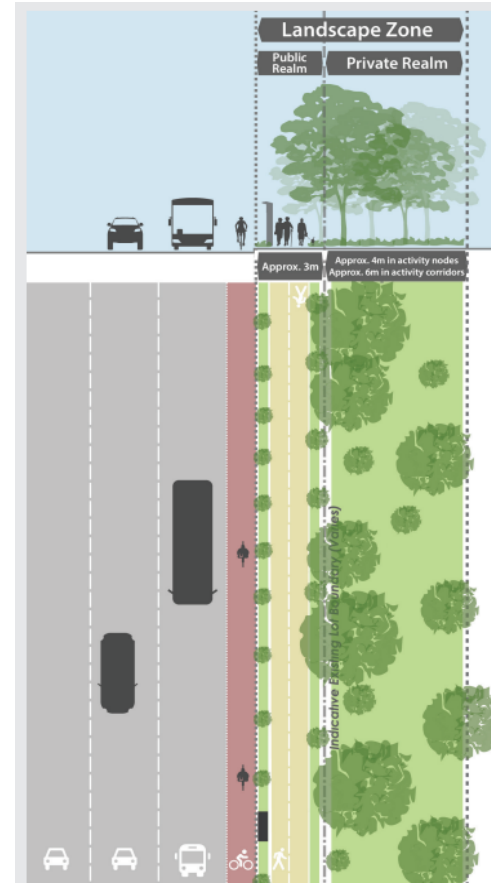
# Crossings



# Pedestrian and cycle paths



Northern edge landscape zone



Southern edge landscape zone



# Vehicle Access



Type 1 (Rear Access, Rear Parking)



# Building heights



**LEGEND**

SCALE TYPOLOGY

	UP TO 20 STOREYS PLOT RATIO: 7.0		UP TO 8 STOREYS PLOT RATIO: 2.5
	UP TO 15 STOREYS PLOT RATIO: 5.0		INDUSTRIAL AREA
	UP TO 10 STOREYS PLOT RATIO: 3.0		ACTIVITY CENTRES / DA6

OTHER

-  KEY LANDMARK SITES (performance based)
-  SITE ONLY ELIGIBLE AS A LANDMARK SITE IF THE SCHOOL RELOCATES



# Transitions



## Low

New buildings should be designed to minimise their impact on existing residents by ensuring appropriate transitions in building height, bulk and scale.

Developments should feature increased setbacks and building separation to lower density residential development, to preserve visual privacy and solar access. Buildings should also include architectural articulations to reduce visual intrusion and allow for more landscaping, which helps mitigate the effects of taller structures on neighboring properties. Additionally, incorporating side and rear accessways and parking can further lessen the built form impacts on adjacent residential areas.

## Low

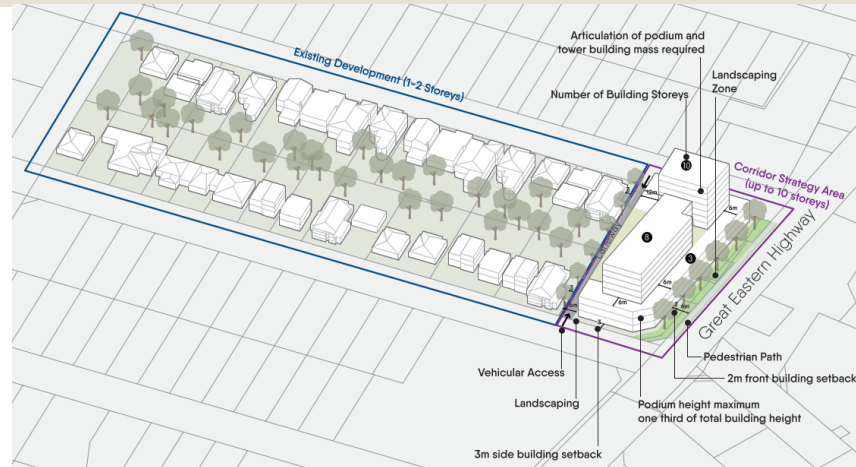
New buildings should be designed to minimise their impact on existing residents by ensuring appropriate transitions in building height, bulk and scale.

Developments should feature **the following transition provisions:**

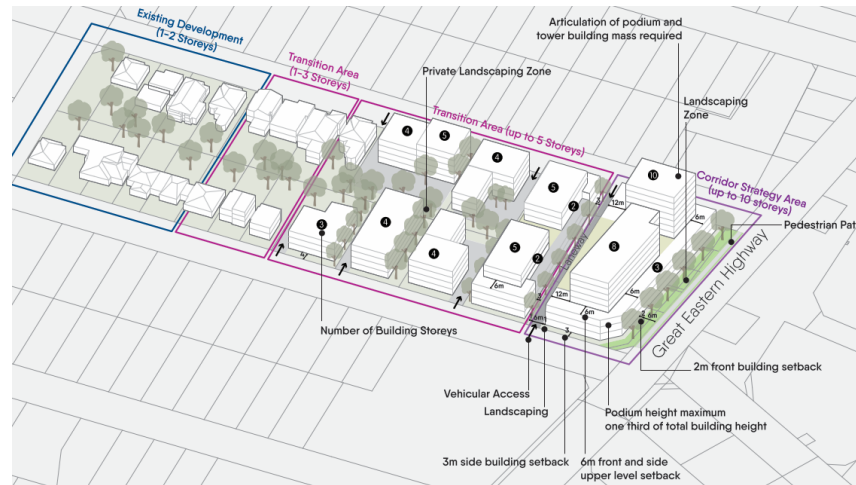
- Increased setbacks and building separation to lower density residential development, to preserve visual privacy and solar access.
- Architectural articulations to reduce visual intrusion, and help mitigate the effects of taller structures on neighbouring properties.
- **Landscaping along the rear boundary.**
- Side and rear accessways and parking to further lessen the built form impacts on adjacent residential areas.
- **Stepping in of buildings from the boundary to achieve greater setback. Potential options of this include:**
  - » **Podium height being one third of the total building height.**
  - » **Development above 2 storeys within 18m of the rear boundary contained within a 45-degree envelope.**

# Transitions

## Short term



## Long term



## General and administrative modifications



- Including references in the document to DOT's Long-Term Cycle Network
- Amending the frequency of buses in the Strategy as requested by PTA
- Amending maps to correct the boundary of 225 Great Eastern Highway, Belmont.
- Amending maps to include missing streets and cul-de-sacs.



## Officer Recommendation



That Council:

1. Adopt the Great Eastern Highway Urban Corridor Strategy
2. Notify owners, occupiers, submitters of Council's resolution
3. Make any necessary administrative or formatting amendments as required prior to publication
4. Display the Strategy on the City's website

# Iman Webber – Planning Officer Projects



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

Nil.

## **7 Closure**

**There being no further business, the Presiding Member thanked everyone for their attendance and closed the meeting at 7.13pm.**