

Scheme Amendment No. 25

Local Planning Scheme No. 15



Modified

Amendment to Local Planning Scheme

City of Belmont

Local Planning Scheme No. 15

Scheme Amendment No. 25

The local government as directed by the Minister for Planning and Lands (or as delegated) pursuant to Section 83A(2)(b) of the *Planning and Development Act 2005* amend the above Local Planning Scheme by:

1. Deleting "There are no restricted uses which apply to the Scheme" from Clause 3.6 and Schedule No. 3 of the Scheme Text and introducing the following new provisions within Schedule No. 3 – Restricted Uses:

No.	Description of Land	Restricted Use	Conditions
4	'Mixed Use' zoned portions of Lots 713, 237, 236 and 197 Grandstand Road, Ascot	D - Aged or Dependent Persons Dwelling; D - Amusement Facility; D - Amusement Parlour; D - Ancillary Dwelling; D - Art Gallery; D - Betting Agency; D - Caretakers Dwelling; D - Car Park; D - Child Care Premises; D - Child Family Day Care; D - Civic Use; D - Club Premises; D - Community Home; D - Consulting Rooms; A - Convenience Store; D - Dry Cleaning Premises; D - Educational Establishment; A - Exhibition Centre; D - Grouped Dwelling;	Nil

No.	Description of Land	Restricted Use	Conditions
		D - Health Centre; D - Health Studio; P - Home Business; P - Home Occupation; D - Home Store; A - Hospital; P - Hosted Short Term Rental Accommodation; D - Hotel; D - Laundromat; A - Liquor Store - Small; D - Lunch Bar; A - Massage Parlour; D - Medical Centre; D - Mobile Phone Tower and Associated Facilities; D - Multiple Dwelling; D - Nursing Home; D - Office; D - Private Recreation; A - Place of Worship; D - Public Amusement; A - Reception Centre; D - Residential Building; D - Restaurant/Café; A - Small Bar; D - Studio; A - Tavern; P - Telecommunications Infrastructure; D - Tourist and Visitor Accommodation;	

No.	Description of Land	Restricted Use	Conditions
		A - Unhosted Short Term Rental Accommodation; A - Veterinary Centre; D - Vet Consulting Rooms; D - Video Store;	
5	'Mixed Use' zoned land bound by Stoneham Street, Resolution Drive and Great Eastern Highway, Ascot	D - Aged or Dependent Persons Dwelling; D - Amusement Facility; D - Amusement Parlour; D - Ancillary Dwelling; D - Art Gallery; D - Betting Agency; D - Caretakers Dwelling; D - Car Park; D - Child Care Premises; D - Child Family Day Care; D - Civic Use; D - Club Premises; D - Community Home; D - Consulting Rooms; A - Convenience Store; D - Dry Cleaning Premises; D - Educational Establishment; A - Exhibition Centre; D - Grouped Dwelling; D - Health Centre; D - Health Studio; P - Home Business; P - Home Occupation; D - Home Store; A - Hospital;	Nil

No.	Description of Land	Restricted Use	Conditions
		P - Hosted Short Term Rental Accommodation; D - Hotel; D - Laundromat; A - Liquor Store - Small; D - Lunch Bar; A - Massage Parlour; D - Medical Centre; D - Mobile Phone Tower and Associated Facilities; D - Multiple Dwelling; D - Nursing Home; D - Office; D - Private Recreation; A - Place of Worship; D - Public Amusement; A - Reception Centre; D - Residential Building; D - Restaurant/Café; D - Showroom; A - Small Bar; D - Studio; A - Tavern; P - Telecommunications Infrastructure; D - Tourist and Visitor Accommodation; A - Unhosted Short Term Rental Accommodation; A - Veterinary Centre; D - Vet Consulting Rooms; D - Video Store;	

2. Deleting Additional Use 3 from Schedule 2 and inserting a note that the Additional Use has been deleted.
3. Amending the Scheme Map to apply a 'Mixed Use' zone, Restricted Use (R4) designation and R-AC3 density code to the portions of Lots 713, 237, 236 and 197 Grandstand Road located outside the existing constructed road, and a 'Local Road' reservation to the constructed portion of Grandstand Road.
4. Amending the Scheme Map to apply an R-AC0 density code and Restricted Use (R5) designation to the 'Mixed Use' zoned land bound by Stoneham Street, Resolution Drive and Great Eastern Highway.

Pursuant to Clause 35(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015 (WA)*, is of the view that Amendment No. 25 is a 'Standard' amendment for the following reasons:

- a. The proposed amendment is consistent with the objectives of the 'Mixed Use' zone as it will provide for a mix of varied but compatible uses.
- b. The proposed amendment is consistent with the City of Belmont Local Planning Strategy.
- c. The amendment will have minimal impact on land in the Scheme area that is not the subject of the amendment.

Dated this 24th day of March 2026.

City of Belmont Chief Executive Officer

Scheme Amendment Details

Item	Description	Details
1.	Local Authority	City of Belmont
2.	Description of Local Planning Scheme	Local Planning Scheme No. 15
3.	Type of Scheme	Local Zoning Scheme
4.	Scheme Amendment No.	Amendment No. 25
5.	Summary of Proposal	• Introduce two new Restricted Use areas within Schedule No. 3 and delete reference to there being no restricted uses within the Scheme Text. • Delete Additional Use 3 from Schedule 2 and insert a note that the Additional Use has been deleted. • Apply a 'Mixed Use' zone, Restricted Use (R4) designation and R-AC3 density code to the portions of Lots 713, 237, 236 and 197 Grandstand Road located outside the existing constructed road, and a 'Local Road' reservation to the constructed portion of Grandstand Road. • Apply an R-AC0 density code and Restricted Use (R5) designation to the 'Mixed Use' zoned land bound by Stoneham Street, Resolution Drive and Great Eastern Highway.
6.	Classification	Standard

Planning Report

Introduction

Amendment No. 25 to Local Planning Scheme No. 15 (LPS 15) proposes to:

1. Delete "There are no restricted uses which apply to the Scheme" from Clause 3.6 and Schedule No. 3 of the Scheme Text and introduce the following new provisions within Schedule No. 3 – Restricted Uses:

No.	Description of Land	Restricted Use	Conditions
4	'Mixed Use' zoned portions of Lots 713, 237, 236 and 197 Grandstand Road, Ascot	D - Aged or Dependent Persons Dwelling; D - Amusement Facility; D - Amusement Parlour; D - Ancillary Dwelling; D - Art Gallery; D - Betting Agency; D - Caretakers Dwelling; D - Car Park; D - Child Care Premises; D - Child Family Day Care; D - Civic Use; D - Club Premises; D - Community Home; D - Consulting Rooms; A - Convenience Store; D - Dry Cleaning Premises; D - Educational Establishment; A - Exhibition Centre; D - Grouped Dwelling; D - Health Centre; D - Health Studio; P - Home Business; P - Home Occupation; D - Home Store;	Nil

No.	Description of Land	Restricted Use	Conditions
		A – Hospital; P - Hosted Short Term Rental Accommodation; D – Hotel; D – Laundromat; A - Liquor Store – Small; D - Lunch Bar; A - Massage Parlour; D - Medical Centre; D - Mobile Phone Tower and Associated Facilities; D - Multiple Dwelling; D - Nursing Home; D – Office; D - Private Recreation; A - Place of Worship; D - Public Amusement; A - Reception Centre; D - Residential Building; D - Restaurant/Café; A - Small Bar; D – Studio; A – Tavern; P - Telecommunications Infrastructure; D - Tourist and Visitor Accommodation; A - Unhosted Short Term Rental Accommodation; A - Veterinary Centre; D - Vet Consulting Rooms; D - Video Store;	
5	'Mixed Use' zoned land bound by Stoneham Street, Resolution Drive	D - Aged or Dependent Persons Dwelling;	Nil

No.	Description of Land	Restricted Use	Conditions
	and Great Eastern Highway	D - Amusement Facility; D - Amusement Parlour; D - Ancillary Dwelling; D - Art Gallery; D - Betting Agency; D - Caretakers Dwelling; D - Car Park; D - Child Care Premises; D - Child Family Day Care; D - Civic Use; D - Club Premises; D - Community Home; D - Consulting Rooms; A - Convenience Store; D - Dry Cleaning Premises; D - Educational Establishment; A - Exhibition Centre; D - Grouped Dwelling; D - Health Centre; D - Health Studio; P - Home Business; P - Home Occupation; D - Home Store; A - Hospital; P - Hosted Short Term Rental Accommodation; D - Hotel; D - Laundromat; A - Liquor Store - Small; D - Lunch Bar; A - Massage Parlour;	

No.	Description of Land	Restricted Use	Conditions
		D - Medical Centre; D - Mobile Phone Tower and Associated Facilities; D - Multiple Dwelling; D - Nursing Home; D - Office; D - Private Recreation; A - Place of Worship; D - Public Amusement; A - Reception Centre; D - Residential Building; D - Restaurant/Café; D - Showroom; A - Small Bar; D - Studio; A - Tavern; P - Telecommunications Infrastructure; D - Tourist and Visitor Accommodation; A - Unhosted Short Term Rental Accommodation; A - Veterinary Centre; D - Vet Consulting Rooms; D - Video Store;	

2. Delete Additional Use 3 from Schedule 2 and insert a note that the Additional Use has been deleted.
3. Amend the Scheme Map to apply a 'Mixed Use' zone, Restricted Use (R4) designation and R-AC3 density code to the portions of Lots 713, 237, 236 and 197 Grandstand Road located outside the existing constructed road, and a 'Local Road' reservation to the constructed portion of Grandstand Road.
4. Amend the Scheme Map to apply an R-AC0 density code and Restricted Use (R5) designation to the 'Mixed Use' zoned land bound by Stoneham Street, Resolution Drive and Great Eastern Highway.

Background

Location

The Amendment relates to land bound by Stoneham Street, Resolution Drive and Great Eastern Highway and Lots 713, 237, 236 and 197 Grandstand Road as outlined red on Figure 1. These lots are subject to the draft Golden Gateway Precinct Structure Plan (draft Structure Plan). While the Belmont Trust land is located within the Structure Plan area, it is not subject to this amendment as no changes are proposed to the land.

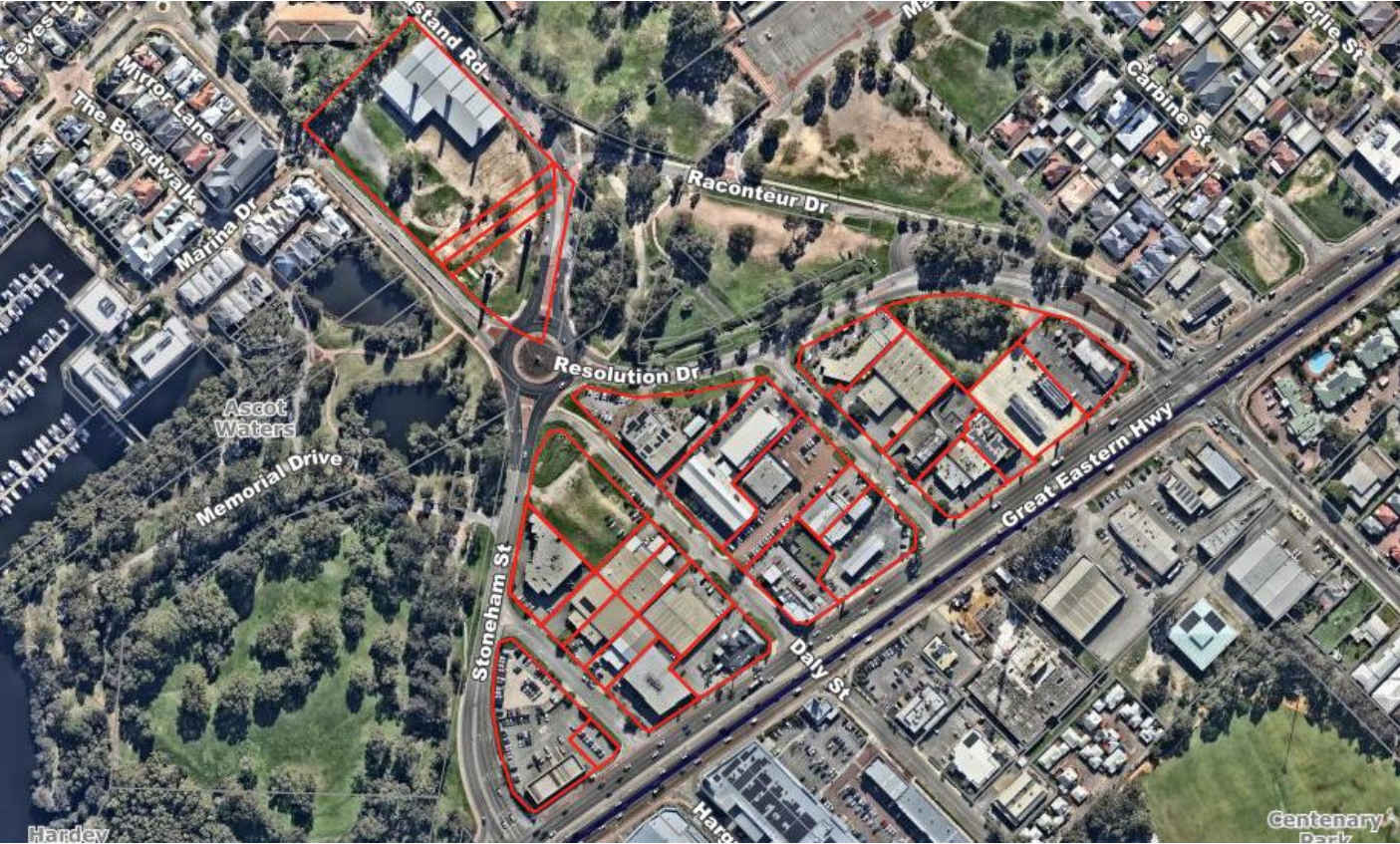


Figure 1: Location Plan – Subject land outlined in Red (Source: IntraMaps)

Proposed Amendment

At the 24 March 2026 Ordinary Council Meeting, Council initiated Amendment No. 25. Amendment No. 25 as initiated by Council proposed the following:

- 1. Deleting “There are no restricted uses which apply to the Scheme” from Clause 3.6 and Schedule No. 3 of the Scheme Text and introducing the following new provision within Schedule No. 3 – Restricted Uses:

No.	Description of Land	Restricted Use	Conditions
3	'Mixed Use' zoned land bound by Stoneham Street, Resolution Drive and Great Eastern Highway and the 'Mixed Use' zoned portions of Lots 713, 237, 236 and	- Aged or Dependent Persons Dwelling - Amusement Facility - Amusement Parlour	Showrooms may only be approved where they abut Great

No.	Description of Land	Restricted Use	Conditions
	197 Grandstand Road, Ascot.	- Ancillary Dwelling - Art Gallery - Betting Agency - Car Park - Child Care Premises - Child Family Day Care - Civic Use - Club Premises - Community Home - Consulting Rooms - Convenience Store - Dry Cleaning Premises - Educational Establishment - Exhibition Centre - Grouped Dwelling - Health Centre - Health Studio - Home Business - Home Occupation - Hospital - Hosted Short Term Rental Accommodation - Hotel - Laundromat - Liquor Store – Small - Lunch Bar - Massage Parlour - Medical Centre - Mobile Phone Tower and Associated Facilities - Multiple Dwelling - Nursing Home	Eastern Highway.

No.	Description of Land	Restricted Use	Conditions
		- Office - Pet Day Care - Private Recreation - Place of Worship - Public Amusement - Reception Centre - Residential Building - Restaurant/Café - Showroom - Small Bar - Studio - Tavern - Telecommunications Infrastructure - Tourist and Visitor Accommodation - Unhosted Short Term Rental Accommodation - Veterinary Centre - Vet Consulting Rooms - Video Store	

2. Deleting Additional Use 3 and renumbering Schedule 2 accordingly.
3. Amending the Scheme Map to apply a 'Mixed Use' zone, Restricted Use (R3) designation and R-AC3 density code to the portions of Lots 713, 237, 236 and 197 Grandstand Road located outside the existing constructed road, and a 'Local Road' reservation to the constructed portion of Grandstand Road.
4. Amending the Scheme Map to apply an R-AC0 density code and Restricted Use (R3) designation to the 'Mixed Use' zoned land bound by Stoneham Street, Resolution Drive and Great Eastern Highway.

Pursuant to Regulation 46A of the *Planning and Development (Local Planning Schemes) Regulations 2015*, Amendment No. 25 was referred to the WAPC for consent to advertise. The Minister for Planning and Lands (or as delegated) has since directed the City to modify the amendment pursuant to Section 83A(2)(b) of the *Planning and Development Act 2005*.

As a result, the amendment is no longer consistent with Council's resolution of 24 March 2026. Comments included within the Report section reflect Council's 24 March 2026 resolution.

The key changes from Council's resolution are detailed within the Restricted Use section of this report.

Planning Context

Statutory Planning Framework

Local Planning Scheme Amendments

Section 75 of the *Planning and Development Act 2005* provides for an amendment to be made to a local planning scheme. The procedures for amending a local planning scheme, including public consultation requirements are set out within Part 5 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (The Regulations).

The Regulations specify three different types of scheme amendments being 'basic', 'standard', and 'complex'. Clause 35(2) of the Regulations requires a resolution of the local government which specifies the amendment type and the reasons for the classification.

When a local government resolves to amend a scheme, the proposed scheme amendment is required to be referred to the Department of Planning Lands and Heritage (DPLH) to obtain consent to advertise. Where an amendment is deemed to have an environmental impact, it is also required to be referred to the Environmental Protection Authority.

Following consent to advertise, the responsible authority shall advertise the amendment in accordance with the Regulations by:

- Displaying the amendment and associated public notice on the local government's website.
- Publishing the notice in a local newspaper and displaying this on the local government's public notice boards.
- Giving a copy of the notice to each public authority that the local government considers is likely to be affected by the amendment.

After the conclusion of the advertising period, Council is required to consider the submissions and pass a resolution to either support the amendment, with or without modification, or not support the amendment. After passing a resolution, the amendment is to be forwarded to the WAPC to review and provide a recommendation to the Minister for Planning.

Metropolitan Region Scheme

The subject land is zoned 'Urban' under the Metropolitan Region Scheme (MRS). The proposed Scheme Amendment is able to be accommodated under the current MRS zoning.

Local Planning Scheme No. 15

Land subject to Amendment No. 25 is currently zoned 'Mixed Use' and reserved 'Local Road' under LPS 15 as shown in Figure 2:

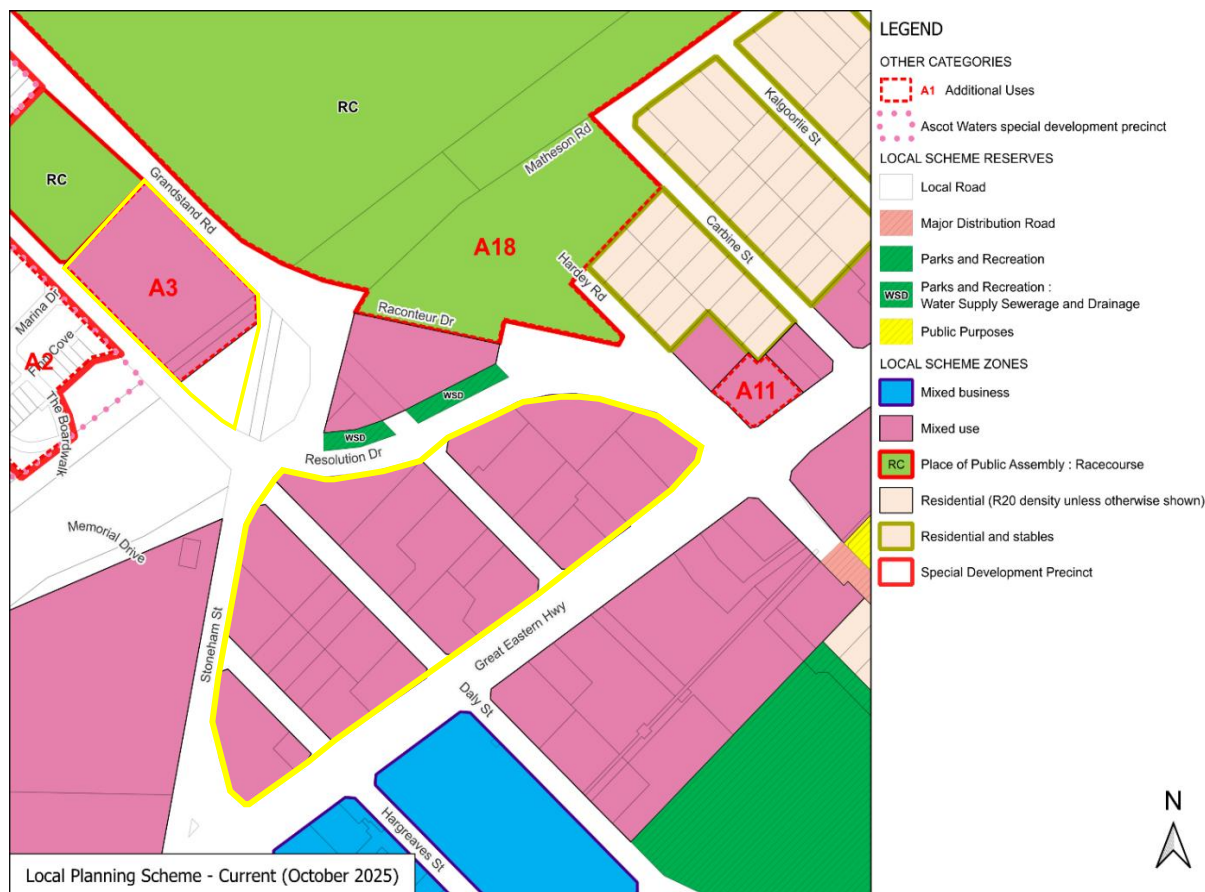


Figure 2: LPS 15 Zoning Map (Amendment area outlined yellow)

The 'Mixed Use' zone has the following objective:

"The Mixed Use Zone is intended to allow for the development of a mix of varied by compatible land uses such as housing, offices, showrooms, amusement centres, eating establishments and appropriate industrial activities which do not generate nuisances detrimental to the amenity of the district or to the health, welfare and safety of its residents. Buildings should be of a high standard of architectural design set in pleasant garden surrounds with limited vehicular access from properties to primary roads.

To provide for a wide variety of active uses on street level which are compatible with residential and other non-active uses on upper levels."

Table 1 (Zoning Table) of LPS 15 sets out the permissibility of uses using the symbols of 'P', 'D', 'A', and 'X'. The meaning of the symbols is listed below:

- 'P' means the use is permitted by the Scheme providing the use complies with the relevant development standards and the requirements of the Scheme;
- 'D' means that the use is not permitted unless the local government has exercised its discretion by granting Development Approval;
- 'A' means the use is not permitted unless the local government has exercised its discretion by granting Development Approval after giving special notice in accordance with the provisions contained in Clause 64 of the *Planning and Development (Local Planning Schemes) Regulations 2015* Schedule 2;
- 'X' means a use that is not permitted by the scheme.

Clause 3.5 addresses Additional Uses and outlines that, regardless of the use class designation in the zoning table, land uses for areas specified in Schedule No. 2 can receive approval, subject to the specific conditions being met. Lots 713, 237 and 236 Grandstand Road are currently subject to the Additional Use of 'Shop' under LPS 15.

Schedule No. 3 of LPS 15 and Clause 3.6 relate to Restricted Uses. Clause 3.6 sets out the purpose of Restricted Uses as follows:

"Despite anything contained in the Zoning Table, the land specified in Schedule 3 may only be used for the specific use or uses that are listed and subject to the conditions set out in Schedule 3 with respect to that land."

There are currently no restricted uses under LPS 15.

Strategic Planning Framework

Perth and Peel @ 3.5 Million

The State's 'Perth and Peel @ 3.5 Million' impacts upon the statutory direction for the City.

The Perth and Peel region will need to accommodate significant population growth by 2050 with an additional 1.5 million people requiring approximately 800,000 new homes. The 'Perth and Peel @ 3.5 million' strategic planning framework requires 47% of this growth to be delivered through infill developments. It identifies that the City of Belmont population will increase from 37,360 to 60,260 people by 2050 and to accommodate that increase an additional 10,410 dwellings will be required.

Perth and Peel @ 3.5 Million promotes the concept of 'urban corridors' as a way of achieving integrated land use and transport outcomes. Great Eastern Highway is identified as an 'urban corridor' and abuts the draft Structure Plan area. The framework suggests that land around urban corridors is appropriate for increased residential densities and mixed land uses.

City of Belmont Local Planning Strategy

The City of Belmont Local Planning Strategy is the strategic planning document that broadly sets out the long-term planning direction for the City. The Strategy also informed the preparation of LPS 15. The key objectives of the Local Planning Strategy and its supporting sub-strategies as relevant to the Golden Gateway precinct are as follows:

- Enhance the north-west entrance to the City.
- Encourage landmark development.
- Produce a Structure Plan and Implementation Plan for the locality.
- Utilise the development process to rationalise and improve traffic access to commercial properties along Great Eastern Highway.
- Provide for higher density residential development along Great Eastern Highway, in addition to mixed use, landmark buildings that create an entry statement and a high standard of urban amenity.
- Acknowledge that Ascot Racecourse and the Swan River are 'strategic tourism sites' of State significance to benefit future tourism development.
- Recognise the importance of the river for transport, commerce, tourism and leisure as well as its conservation values.

Draft Golden Gateway Structure Plan

The draft Structure Plan has been prepared to guide the future subdivision, zoning and development of land in Ascot. At its Ordinary Council Meeting on 25 February 2025, Council resolved to recommend that the WAPC approve the draft Structure Plan and supporting technical appendices, subject to recommended modifications. A copy of the draft Structure Plan considered by Council is included as Figure 3.

Following WAPC consideration, the City has been directed to make modifications to the draft Structure Plan. Key modifications relate to:

- Kilns Site:
 - Removing reference to a local development plan and instead applying an R-AC3 density code providing for buildings up to six storeys.
 - Including a provision that provides for a potential two storey bonus where development demonstrates design excellence under State Planning Policy 7.0 – Design of the Built Environment and provides a measurable community benefit.
 - Replacing the 10% public open space requirement with a more flexible provision requiring public open space to be delivered on the Kilns site, with a connection to the proposed Daly Street open space area.
- Precinct Boundary:
 - Updating the precinct boundary to exclude Perth Racing's landholdings. This change has no impact, as those landholdings are already subject to a separate planning process.
- General Modifications
 - Reformatting the document into a precinct structure plan.
 - Including a provision that encourages amalgamation/rationalisation of lots to create potential for larger scale development and facilitate gradual transitioning of built form outcomes.
 - Including a provision that encourages road links through private property if they improve connectivity and remove direct access from Great Eastern Highway.
 - Updating precinct objectives so that they are more distinct from one another.
 - Updating a variety of development controls such as removing provisions relating to minimum podium heights and maximum street setbacks and ensuring that minimum primary, secondary, side and rear setback provisions are included. It should be noted that these are peripheral matters that do not change the substantive height and development outcomes envisaged by the draft Structure Plan supported by Council.

Key aspects of the draft Structure Plan, incorporating WAPC-required modifications relevant to this amendment, include:

- Rationalising the boundaries of the Kilns site by applying a 'Mixed Use' zone and 'Local Road' reservation as discussed in subsequent sections.
- Application of an R-AC3 density code to the Kilns site.
- Application of an R-AC0 density code to 'Mixed Use' zoned land bound by Resolution Drive, Stoneham Street and Great Eastern Highway.

- Applying land use controls to restrict uses to those consistent with the intent for the area.



Figure 3: Draft Structure Plan Map

Great Eastern Highway Urban Corridor Strategy

The Great Eastern Highway Urban Corridor Strategy was endorsed by Council at the 22 October 2024 Ordinary Council Meeting. The Strategy establishes a 'vision' for the Great Eastern Highway corridor and proposes a series of implementation strategies to deliver this. It identifies four precincts along Great Eastern Highway and provides guidance on their development. Precinct 2 includes the section of Great Eastern Highway between Belmont Avenue and Hardey Road, of which the northern side of the highway falls within the Golden Gateway precinct.

The Strategy identifies this area as an 'activity node', which is envisioned to be developed as a creative hub comprising a mixture of commercial uses, civic spaces, offices, professional and technical service uses. Cafes and restaurants are also envisaged to emerge as the local workforce grows and will also be supported by higher density residential development.

Report

Amendment No. 25 applies to the Ascot Kilns site and the land bound by Stoneham Street, Resolution Drive and Great Eastern Highway. It proposes to apply density codes, zones and reserves and land use controls consistent with the draft Structure Plan and modifications directed by the WAPC as further detailed below.

Zoning/Reservation

Kilns Site

The Ascot Kilns site is currently partially zoned 'Mixed Use' and partially reserved 'Local Road' under LPS 15. As portions of the 'Mixed Use' zone extend into the road reserve, this is proposed to be rectified. A 'Mixed Use' zone will be applied to the land currently located outside of the Grandstand Road, road reserve. A 'Local Road' reservation will be applied to the portions of the land located within the Grandstand Road, road reserve.

Land Bound by Stoneham Street, Resolution Drive and Great Eastern Highway

Land bound by Stoneham Street Resolution Drive and Great Eastern Highway is zoned 'Mixed Use' and reserved 'Local Road'. No zoning or reservation changes are proposed within this area.

While the draft Structure Plan shows part of Daly Street as 'Parks and Recreation', the land will remain reserved as 'Local Road' for now. Development in the area will be monitored, and the road closure and reserve change will be initiated by the City once an appropriate level of development has occurred, particularly along Daly Street, which creates a need for additional publicly accessible open space within the precinct.

Density Code

There is currently no density code applied to the subject land under LPS 15. Amendment No. 25 proposes to introduce density codes as outlined below.

Ascot Kilns

The draft Structure Plan considered by Council at its 25 February 2025 Ordinary Council Meeting did not assign building heights or a density code to the Kilns site, instead requiring further detailed planning through the preparation of a Local Development Plan (LDP). The WAPC has since directed the City to apply an R-AC3 density code to the site, remove the requirement for an LDP, and assign a building height limit of six storeys, with the potential for a two storey bonus subject to compliance with the additional building height criteria resolved by the WAPC. Consistent with this direction, Amendment No. 25 proposes to apply an R-AC3 density code to the Kilns site.

Land Bounded by Stoneham Street, Resolution Drive and Great Eastern Highway

The WAPC has not directed any modifications to the draft Structure Plan that affect heights in the area bound by Stoneham Street, Resolution Drive and Great Eastern Highway. Therefore, to provide for development in accordance with the draft Structure Plan, a density code of R-AC0 is proposed to be applied.

Land Use Controls

Additional Use

Lots 713, 237 and 236 Grandstand Road currently have an Additional Use of 'Shop' under LPS 15. Perth Racing has subsequently progressed its own Structure Plan. This plan identifies a future local centre as being located outside of the Golden Gateway precinct, on land owned by Perth Racing, that is subject to the Ascot Racecourse Precinct Structure Plan.

To ensure retail activity remains focused in the intended local centre and at an appropriate scale, the existing 'Shop' Additional Use is proposed to be removed from these lots.

Restricted Use

To restrict the establishment of undesirable land uses within the precinct, the Amendment initiated by Council proposed a Restricted Use area that would apply to all land zoned 'Mixed Use'. Restricted Uses specify only those land uses that may be approved meaning that certain uses that would ordinarily be capable of approval within the 'Mixed Use' zone would not be permitted unless specifically listed.

As resolved by Council on 24 March 2026, only the following uses were proposed to be capable of consideration within the precinct:

- Aged or Dependent Persons Dwelling
- Amusement Facility
- Amusement Parlour
- Ancillary Dwelling
- Art Gallery
- Betting Agency
- Car Park
- Child Care Premises
- Child Family Day Care
- Civic Use
- Club Premises
- Community Home
- Consulting Rooms
- Convenience Store
- Dry Cleaning Premises
- Educational Establishment
- Exhibition Centre
- Grouped Dwelling
- Health Centre
- Health Studio
- Home Business
- Home Occupation
- Hospital
- Hosted Short Term Rental Accommodation
- Hotel
- Laundromat
- Liquor Store – Small

- Lunch Bar
- Massage Parlour
- Medical Centre
- Mobile Phone Tower and Associated Facilities
- Multiple Dwelling
- Nursing Home
- Office
- Pet Day Care
- Private Recreation
- Place of Worship
- Public Amusement
- Reception Centre
- Residential Building
- Restaurant/Café
- Showroom
- Small Bar
- Studio
- Tavern
- Telecommunications Infrastructure
- Tourist and Visitor Accommodation
- Unhosted Short Term Rental Accommodation
- Veterinary Centre
- Vet Consulting Rooms
- Video Store.

The above uses are consistent with those previously considered by Council through the draft Structure Plan and were not identified by the WAPC as requiring modification as part of its review of that document.

While not subject to the WAPC's requested modification, it was noted that the draft Structure Plan provided for 'Showroom' on all 'Mixed Use' zoned land. Following further consideration of the desired future character and amenity of the precinct, Council resolved that 'Showroom' should only be capable of consideration where it directly abuts Great Eastern Highway. This was intended to ensure such uses were limited to locations with major road frontage and to maintain the intended mixed-use and residential focus of the precinct.

Subsequent to Council's resolution, the Minister for Planning and Lands (or as delegated) has directed the City modify the Amendment. The key changes from Council's 24 March 2026 resolution are:

- The single restricted use area has been separated into two restricted use areas. The first (R4) comprises the Ascot Kilns site, while the second (R5) comprises the area bound by Great Eastern Highway, Resolution Drive and Stoneham Street.
- 'Caretaker's Dwelling' and 'Home Store' have been added to both restricted use areas, while 'Pet Day Care' has been removed from both restricted use areas.
- 'Showroom' is proposed to apply throughout the entire R5 area, with the condition limiting the use to sites abutting Great Eastern Highway removed.
- Land use permissibility symbols are proposed to apply to both restricted use areas, consistent with Table 1 of LPS 15.

Scheme Amendment Classification

The Regulations specify three different types of scheme amendments, being 'basic', 'standard', and 'complex'.

A standard amendment is identified by the Regulations as meaning:

- An amendment relating to a zone or reserve that is consistent with the objectives identified in the scheme for that zone or reserve;
- An amendment that is consistent with a local planning strategy for the scheme that has been endorsed by the Commission;
- An amendment to the scheme so that it is consistent with a region planning scheme that applies to the scheme area, other than an amendment that is a basic amendment;
- An amendment to the scheme to –
 - Include a provision in the scheme that a specified planning code is to be read as part of the scheme; or
 - Provide for the modification of a planning code that is to be read as part of the scheme;
- An amendment to the scheme map that is consistent with a structure plan or local development plan that has been approved under the scheme for the land to which the amendment relates if the scheme does not currently include zones of all types that are outlined in the plan;
- An amendment that would have minimal impact on land in the scheme area that is not the subject of the amendment;
- An amendment that does not result in any significant environmental, social, economic or governance impacts on land in the scheme area;
- Any other amendment that is not a complex or basic amendment.

The proposed amendment is considered to be a 'Standard' amendment for the following reasons:

- The proposed amendment is consistent with the objective of the 'Mixed Use' zone as it will provide for a mix of varied but compatible uses.
- The proposed amendment is consistent with the City of Belmont Local Planning Strategy.
- The amendment will have minimal impact on land in the Scheme area that is not the subject of the amendment.

Conclusion

The Amendment initiated by Council at the 24 March 2026 Ordinary Council Meeting proposed updates to LPS 15 to align it with Council's resolution on the draft Structure Plan. Consistent with the direction from the Minister (or as delegated) Amendment No. 25 has been updated.

Planning and Development Act 2005

**City of Belmont
Local Planning Scheme No. 15**

Scheme Amendment No. 25

The local government as directed by the Minister for Planning and Lands (or as delegated) pursuant to Section 83A(2)(b) of the Planning and Development Act 2005 amend the above Local Planning Scheme by:

1. Deleting "There are no restricted uses which apply to the Scheme" from Clause 3.6 and Schedule No. 3 of the Scheme Text and introducing the following new provisions within Schedule No. 3 – Restricted Uses:

No.	Description of Land	Restricted Use	Conditions
4	'Mixed Use' zoned portions of Lots 713, 237, 236 and 197 Grandstand Road, Ascot	D - Aged or Dependent Persons Dwelling; D - Amusement Facility; D - Amusement Parlour; D - Ancillary Dwelling; D - Art Gallery; D - Betting Agency; D - Caretakers Dwelling; D - Car Park; D - Child Care Premises; D - Child Family Day Care; D - Civic Use; D - Club Premises; D - Community Home; D - Consulting Rooms; A - Convenience Store; D - Dry Cleaning Premises; D - Educational Establishment; A - Exhibition Centre; D - Grouped Dwelling;	Nil

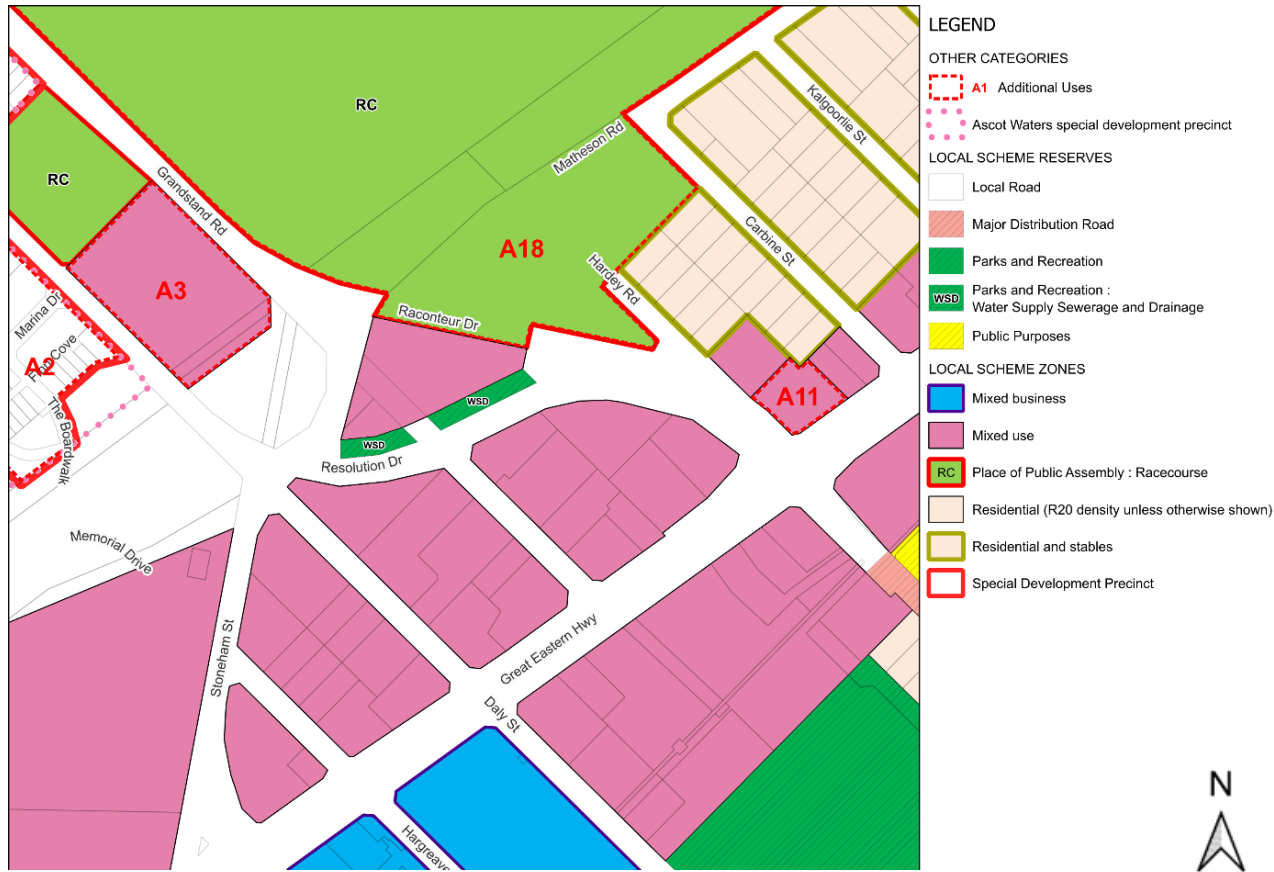
No.	Description of Land	Restricted Use	Conditions
		D - Health Centre; D - Health Studio; P - Home Business; P - Home Occupation; D - Home Store; A - Hospital; P - Hosted Short Term Rental Accommodation; D - Hotel; D - Laundromat; A - Liquor Store - Small; D - Lunch Bar; A - Massage Parlour; D - Medical Centre; D - Mobile Phone Tower and Associated Facilities; D - Multiple Dwelling; D - Nursing Home; D - Office; D - Private Recreation; A - Place of Worship; D - Public Amusement; A - Reception Centre; D - Residential Building; D - Restaurant/Café; A - Small Bar; D - Studio; A - Tavern; P - Telecommunications Infrastructure; D - Tourist and Visitor Accommodation;	

No.	Description of Land	Restricted Use	Conditions
		A - Unhosted Short Term Rental Accommodation; A - Veterinary Centre; D - Vet Consulting Rooms; D - Video Store;	
5	'Mixed Use' zoned land bound by Stoneham Street, Resolution Drive and Great Eastern Highway, Ascot	D - Aged or Dependent Persons Dwelling; D - Amusement Facility; D - Amusement Parlour; D - Ancillary Dwelling; D - Art Gallery; D - Betting Agency; D - Caretakers Dwelling; D - Car Park; D - Child Care Premises; D - Child Family Day Care; D - Civic Use; D - Club Premises; D - Community Home; D - Consulting Rooms; A - Convenience Store; D - Dry Cleaning Premises; D - Educational Establishment; A - Exhibition Centre; D - Grouped Dwelling; D - Health Centre; D - Health Studio; P - Home Business; P - Home Occupation; D - Home Store; A - Hospital;	Nil

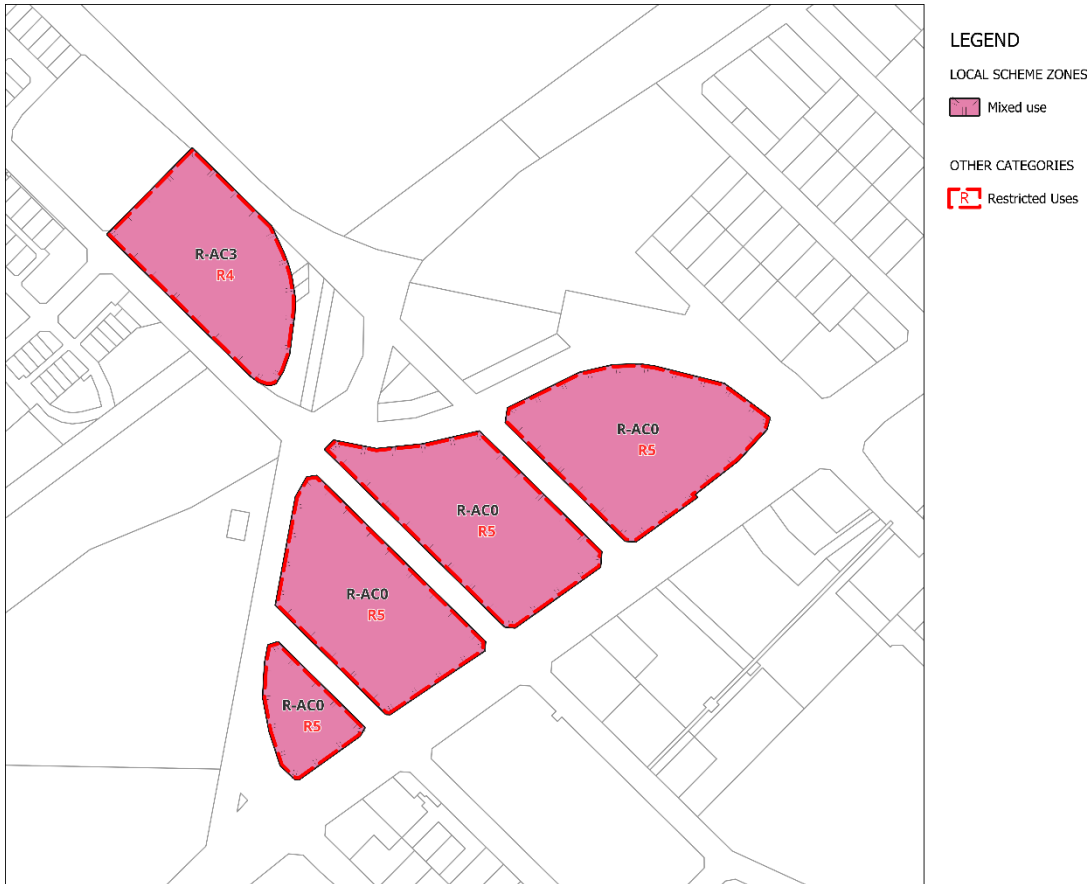
No.	Description of Land	Restricted Use	Conditions
		P - Hosted Short Term Rental Accommodation; D - Hotel; D - Laundromat; A - Liquor Store – Small; D - Lunch Bar; A - Massage Parlour; D - Medical Centre; D - Mobile Phone Tower and Associated Facilities; D - Multiple Dwelling; D - Nursing Home; D – Office; D - Private Recreation; A - Place of Worship; D - Public Amusement; A - Reception Centre; D - Residential Building; D - Restaurant/Café; D – Showroom; A - Small Bar; D – Studio; A – Tavern; P - Telecommunications Infrastructure; D - Tourist and Visitor Accommodation; A - Unhosted Short Term Rental Accommodation; A - Veterinary Centre; D - Vet Consulting Rooms; D - Video Store;	

2. Deleting Additional Use 3 from Schedule 2 and inserting a note that the Additional Use has been deleted.
3. Amending the Scheme Map to apply a 'Mixed Use' zone, Restricted Use (R4) designation and R-AC3 density code to the portions of Lots 713, 237, 236 and 197 Grandstand Road located outside the existing constructed road, and a 'Local Road' reservation to the constructed portion of Grandstand Road.
4. Amending the Scheme Map to apply an R-AC0 density code and Restricted Use (R5) designation to the 'Mixed Use' zoned land bound by Stoneham Street, Resolution Drive and Great Eastern Highway.

EXISTING SCHEME MAP



AMENDMENT MAP



Council adoption for advertising

Adopted for advertising by resolution of the Council of the City of Belmont at the Ordinary Meeting of the Council held on this 24th day of March 2026.

Mayor

Chief Executive Officer

Council recommended/submitted for approval

Supported for submission to the Minister for Planning for approval by resolution of the City of Belmont at the Ordinary Meeting of the Council held on this _____ day of _____

Mayor

Chief Executive Officer

WAPC recommended/submitted for approval

Delegated under S.16 of the
Planning and Development Act 2005

Date

Approval granted

Minister for Planning
S.87 of the *Planning and Development Act 2005*

Date