

Scheme Amendment No. 24

Local Planning Scheme No. 15



Modified

Amendment to Local Planning Scheme

City of Belmont

Local Planning Scheme No. 15

Scheme Amendment No. 24

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. Rezoning a portion of Lot 452 No. 70 Grandstand Road, Ascot from the 'Place of Public Assembly' zone to the 'Residential' R60 zone.
2. Rezoning a portion of Lot 452 (No. 70) Grandstand Road, Ascot from the 'Place of Public Assembly' zone to the 'Mixed Use' R60 zone and including a Restricted Use (R1) designation.
3. Rezoning Lot 100 (No. 1) Raconteur Drive, Ascot from the 'Place of Public Assembly' zone to the 'Mixed Use' zone, rezoning Lot 23 (No. 2) Carbine Street, Ascot from the 'Residential and Stables' zone to the 'Mixed Use' zone, deleting the Additional Use (A18) designation, inserting residential density codes of R10 and R-AC4, and including a Restricted Use (R3) designation.
4. Rezoning the redundant residual alignments of Grandstand Road and Matheson Road and part of Lot 1 (No. 88), Lot 3 (No. 96) Grandstand Road, and Lot 51 (No. 2) Raconteur Drive, Ascot from the 'Mixed Use' zone and 'no zone' to the 'Commercial' zone, inserting a residential density coding of R-AC3 and applying a Restricted Use (R2) designation.
5. Modifying the designation of Additional Use (A18) to only apply to a portion of Lot 9002 (No.71) Grandstand Road, Ascot.
6. Designating Additional Use (A21) over portions of Lots 9002 and 50 and Lot 13 (No.71) Grandstand Road, and portions of Lot 7705 (No.71) Matheson Road, Ascot.
7. Modifying Schedule No. 2 - Additional Uses as follows:

No.	Location and Additional Uses
18	For portions of Lot 9002 on DP60342 (No.71) Grandstand Road, Ascot (near Grandstand Road) as depicted on the Scheme Map, the following Additional Uses are permitted: P- Hotel; P- Office; P- Reception Centre; P- Restaurant;

	P- Tavern;
21	For: • portions of Lot 9002 on DP60342 (No.71) Grandstand Road; • Lot 13 on D26760 (No.71) Grandstand Road; • portions of Lot 50 on P5729 (No.71) Grandstand Road; and • portions of Lot 7705 on DP209359 (No.71) Matheson Road; each of Ascot as depicted on the Scheme Map, the following Additional Uses are permitted: P- Animal Establishment; P- Stables; P- Veterinary Centre;

8. Inserting the following into Schedule No. 3 - Restricted Uses and deleting the Text "There are no restricted uses which apply to the Scheme" in Schedule No. 3 and Clause 3.6 Restricted Uses:

No.	Description of Land	Restricted Use	Conditions
1	Portion of Lot 452 on DP60339 (No.70) Grandstand Road, Ascot as depicted on the Scheme Map	D- Aged or Dependent Persons Dwelling; D- Ancillary Dwelling; D- Art Gallery; D- Betting Agency; D- Car Park; D- Caretakers Dwelling; 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.

		P- Hosted Short Term Rental Accommodation; D- Hotel; D- Laundromat; D- Lunch Bar; A- Massage Parlour; A- Liquor Store – Small; D- Medical Centre; D- Mobile Phone Tower & 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- Single House; 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	• Lot 51 on P15104 (No.2) Raconteur Drive; • Lot 3 on D55346 (No.96) Grandstand Road; • portions of Lot 1 on D55346 (No.88) Grandstand Road; and • portions of road reserve;	D- Aged or Dependent Persons Dwelling; D- Amusement Facility; D- Art Gallery; D- Betting Agency; D- Car Park; D- Caretaker's Dwelling; D- Child Care Premises;	1. The following land uses are not to be located on the ground floor: • Aged or Dependent Persons Dwelling; • Caretaker's Dwelling; • Multiple Delling

	each of Ascot as depicted on the Scheme Map	D- Civic Use; D- Club Premises; D- Consulting Rooms; D- Convenience Store; D- Dry Cleaning Premises; D- Educational Establishment; D- Exhibition Centre; D- Fast Food Outlet/Lunch Bar; D- Health Centre; D- Health Studio; P- Home Business; P- Home Occupation; P- Hosted Short Term Rental Accommodation; D- Laundromat; D- Liquor Store-Small; A- Liquor Store-Large; D- Lunch Bar; D- Massage Parlour; D- Medical Centre; D- Mobile Phone Tower & Associated Facilities; D- Multiple Dwelling; D- Office; A- Public Amusement; D- Restaurant/Café; D- Restricted Premises; D- Shop; A- Small Bar; A- Tavern; P- Telecommunications Infrastructure; A- Unhosted Short Term Rental Accommodation; A- Veterinary Centre; D- Vet Consulting Rooms; P- Video Store;	
3	Lot 100 on DP60341 (No.1) Raconteur Drive; and	D- Aged or Dependent Persons Dwelling; D- Ancillary Dwelling;	Nil.

	Lot 23 on P2198 (No.2) Carbine Street; both of Ascot	D- Art Gallery; D- Betting Agency; D- Car Park; D- Caretakers Dwelling; 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; D- Medical Centre; D- Mobile Phone Tower & 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;	
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		D- Restaurant/Café; D- Single House; 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; A- Vet Hospital; D- Video Store;	
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9. Amending the Scheme Map accordingly.

Pursuant to Clause 35(2) of the Planning and Development (Local Planning Schemes (Regulations) 2015 (WA), determines that Amendment No. 24 to Local Planning Scheme No. 15 is a 'Complex' amendment as the intended zones, density codes and land use permissibility for the subject land is not addressed by the City's Local Planning Strategy.

Dated this 25th day of November 2025.



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. 24
5.	Summary of Proposal	- Rezoning a portion of Lot 452 No. 70 Grandstand Road, Ascot from the 'Place of Public Assembly' zone to the 'Residential' R60 zone. - Rezoning a portion of Lot 452 (No. 70) Grandstand Road, Ascot from the 'Place of Public Assembly' zone to the 'Mixed Use' R60 zone and including a Restricted Use (R1) designation. - Rezoning Lot 100 (No. 1) Raconteur Drive, Ascot from the 'Place of Public Assembly' zone to the 'Mixed Use' zone, rezoning Lot 23 (No. 2) Carbine Street, Ascot from the 'Residential and Stables' zone to the 'Mixed Use' zone, deleting the Additional Use (A18) designation, inserting residential density codes of R10 and R-AC4, and including a Restricted Use (R3) designation. - Rezoning the redundant residual alignments of Grandstand Road and Matheson Road and part of Lot 1 (No. 88), Lot 3 (No. 96) Grandstand Road, and Lot 51 (No. 2) Raconteur Drive, Ascot from the 'Mixed Use' zone and 'no zone' to the 'Commercial' zone, inserting a residential density coding of R-AC3 and applying a Restricted Use (R2) designation. - Modifying the designation of Additional Use (A18) to only apply to a portion of Lot 9002 (No.71) Grandstand Road, Ascot. - Designating Additional Use (A21) over portions of Lots 9002 and 50 and Lot 13 (No.71) Grandstand Road, and portions of Lot 7705 (No.71) Matheson Road, Ascot.

		7. Modifying Schedule No. 2 – Additional Uses to specify additional uses capable of approval. 8. Inserting Schedule No. 3 – Restricted uses to list restricted uses for 'Mixed Use' and 'Commercial' zoned land. 9. Amending the Scheme Map to reflect the proposed zoning, density, and land use permissibility changes.
6.	Classification	Complex

Planning Report

Introduction

Amendment No. 24 to Local Planning Scheme No. 15 (LPS 15) proposes to modify LPS 15 by:

1. Rezoning a portion of Lot 452 No. 70 Grandstand Road, Ascot from the 'Place of Public Assembly' zone to the 'Residential' R60 zone.
2. Rezoning a portion of Lot 452 (No. 70) Grandstand Road, Ascot from the 'Place of Public Assembly' zone to the 'Mixed Use' R60 zone and including a Restricted Use (R1) designation.
3. Rezoning Lot 100 (No. 1) Raconteur Drive, Ascot from the 'Place of Public Assembly' zone to the 'Mixed Use' zone, rezoning Lot 23 (No. 2) Carbine Street, Ascot from the 'Residential and Stables' zone to the 'Mixed Use' zone, deleting the Additional Use (A18) designation, inserting residential density codes of R10 and R-AC4, and including a Restricted Use (R3) designation.
4. Rezoning the redundant residual alignments of Grandstand Road and Matheson Road and part of Lot 1 (No. 88), Lot 3 (No. 96) Grandstand Road, and Lot 51 (No. 2) Raconteur Drive, Ascot from the 'Mixed Use' zone and 'no zone' to the 'Commercial' zone, inserting a residential density coding of R-AC3 and applying a Restricted Use (R2) designation.
5. Modifying the designation of Additional Use (A18) to only apply to a portion of Lot 9002 (No.71) Grandstand Road, Ascot.
6. Designating Additional Use (A21) over portions of Lots 9002 and 50 and Lot 13 (No.71) Grandstand Road, and portions of Lot 7705 (No.71) Matheson Road, Ascot.
7. Modifying Schedule No. 2 - Additional Uses as follows:

No.	Location and Additional Uses
18	For portions of Lot 9002 on DP60342 (No.71) Grandstand Road, Ascot (near Grandstand Road) as depicted on the Scheme Map, the following Additional Uses are permitted:

	P- Hotel; P- Office; P- Reception Centre; P- Restaurant; P- Tavern;
21	For: • portions of Lot 9002 on DP60342 (No.71) Grandstand Road; • Lot 13 on D26760 (No.71) Grandstand Road; • portions of Lot 50 on P5729 (No.71) Grandstand Road; and • portions of Lot 7705 on DP209359 (No.71) Matheson Road; each of Ascot as depicted on the Scheme Map, the following Additional Uses are permitted: P- Animal Establishment; P- Stables; P- Veterinary Centre;

8. Inserting the following into Schedule No. 3 - Restricted Uses and deleting the Text "There are no restricted uses which apply to the Scheme" in Schedule No. 3 and Clause 3.6 Restricted Uses:

No.	Description of Land	Restricted Use	Conditions
1	Portion of Lot 452 on DP60339 (No.70) Grandstand Road, Ascot as depicted on the Scheme Map	D- Aged or Dependent Persons Dwelling; D- Ancillary Dwelling; D- Art Gallery; D- Betting Agency; D- Car Park; D- Caretakers Dwelling; 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;	Nil.

		P- Home Business; P- Home Occupation; D- Home Store; A- Hospital; P- Hosted Short Term Rental Accommodation; D- Hotel; D- Laundromat; D- Lunch Bar; A- Massage Parlour; A- Liquor Store – Small; D- Medical Centre; D- Mobile Phone Tower & 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- Single House; 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	• Lot 51 on P15104 (No.2) Raconteur Drive; • Lot 3 on D55346 (No.96) Grandstand Road;	D- Aged or Dependent Persons Dwelling; D- Amusement Facility; D- Art Gallery;	1. The following land uses are not to be located on the ground floor:

	• portions of Lot 1 on D55346 (No.88) Grandstand Road; and • portions of road reserve; each of Ascot as depicted on the Scheme Map	D- Betting Agency; D- Car Park; D- Caretaker's Dwelling; D- Child Care Premises; D- Civic Use; D- Club Premises; D- Consulting Rooms; D- Convenience Store; D- Dry Cleaning Premises; D- Educational Establishment; D- Exhibition Centre; D- Fast Food Outlet/Lunch Bar; D- Health Centre; D- Health Studio; P- Home Business; P- Home Occupation; P- Hosted Short Term Rental Accommodation; D- Laundromat; D- Liquor Store-Small; A- Liquor Store-Large; D- Lunch Bar; D- Massage Parlour; D- Medical Centre; D- Mobile Phone Tower & Associated Facilities; D- Multiple Dwelling; D- Office; A- Public Amusement; D- Restaurant/Café; D- Restricted Premises; D- Shop; A- Small Bar; A- Tavern; P- Telecommunications Infrastructure; A- Unhosted Short Term Rental Accommodation; A- Veterinary Centre;	• Aged or Dependent Persons Dwelling; • Caretaker's Dwelling; • Multiple Delling
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		D- Vet Consulting Rooms; P- Video Store;	
3	• Lot 100 on DP60341 (No.1) Raconteur Drive; and • Lot 23 on P2198 (No.2) Carbine Street; both of Ascot	D- Aged or Dependent Persons Dwelling; D- Ancillary Dwelling; D- Art Gallery; D- Betting Agency; D- Car Park; D- Caretakers Dwelling; 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; D- Medical Centre; D- Mobile Phone Tower & Associated Facilities; D- Multiple Dwelling; D- Nursing Home; D- Office;	Nil.

		D- Private Recreation; A- Place of Worship; D- Public Amusement; A- Reception Centre; D- Residential Building; D- Restaurant/Café; D- Single House; 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; A- Vet Hospital; D- Video Store;	
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9. Amending the Scheme Map accordingly.

Background

Amendment No. 24 relates to 61.3 hectares of land bound by the Swan River, Ascot Waters Estate, Grandstand Road, Resolution Drive, the Residential and Stables zone, Hardey Road, Carbine Street and Matheson Road in Ascot (refer to Figure 1 below).

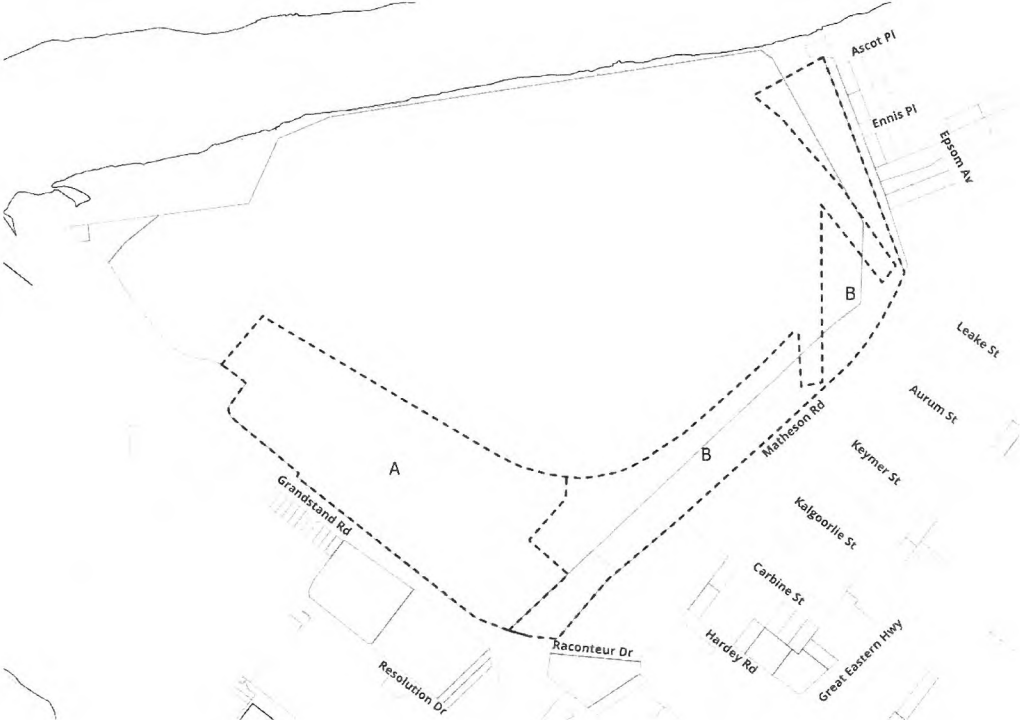


Figure 1: Location Plan – Subject land outlined in Red

Rowe Group on behalf of Perth Racing has prepared the draft Ascot Racecourse Precinct Structure Plan (PSP) to guide the future use and development of the land in and around Ascot Racecourse. At the 15 April 2025 Ordinary Council Meeting, Council resolved to recommend that the draft PSP be approved by the Western Australian Planning Commission (WAPC) subject to modifications. At the 25 November 2025 Ordinary Council Meeting, Council initiated Amendment No. 24 to align zones and land use controls with Council's resolution at the 15 April 2025 Ordinary Council Meeting. Amendment No. 24 as initiated by Council proposed the following:

1. Rezoning a portion of Lot 452 No. 70 Grandstand Road, Ascot from the 'Place of Public Assembly' zone to the 'Residential' R60 zone.
2. Rezoning a portion of Lot 452 (No. 70) Grandstand Road, Ascot from the 'Place of Public Assembly' zone to the 'Mixed Use' zone and including a Restricted Use (R1) designation and R60 density code.
3. Rezoning Lot 100 (No. 1) Raconteur Drive, Ascot from the 'Place of Public Assembly' zone to the 'Mixed Use' zone, rezoning Lot 23 (No. 2) Carbine Street from the 'Residential and Stables' zone to the 'Mixed Use' zone, deleting the Additional Use (A18) designation, inserting residential density codes of R10 and R-AC4, and including a Restricted Use (R1) designation.
4. Rezoning the redundant residual alignments of Grandstand Road and Matheson Road and part of Lot 1 (No. 88), Lot 3 (No. 96) Grandstand Road, and Lot 51 (No. 2) Raconteur Drive from the 'Mixed Use' zone and 'no zone' to the 'Commercial' zone, inserting a residential density coding of R-AC3 and applying a Restricted Use (R2) designation.

5. Modifying Schedule No. 2 – Additional Uses as follows:

No.	Location and Additional Uses
18	Within Precinct A, the local government may consider the following additional uses: • Office • Hotel • Reception Centre • Restaurant • Tavern Within Precinct B, the local government may consider the following additional uses: • Stables • Veterinary Centre 

6. Inserting the following into Schedule No. 3 – Restricted Uses and deleting the Text “There are no restricted uses which apply to the Scheme”:

No.	Description of Land	Restricted Use	Conditions
1	‘Mixed Use’ zoned portion of Lot 452 (No. 70) Grandstand Road, Ascot Lot 100 (No. 1) Raconteur Drive, Ascot. Lot 23 (No. 2) Carbine Street, Ascot.	• Aged or Dependent Persons Dwelling • Ancillary Dwelling • Art Gallery • Betting Agency • Car Park • Caretakers Dwelling • Child Care Premises • Child Family Day Care	Nil

		• 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 • Home Store • Hospital • Hosted Short Term Rental Accommodation • Hotel • Laundromat • Liquor Store – Small • Lunch Bar • Massage Parlour • Medical Centre • Mobile Phone Tower & Associated Facilities • Multiple Dwelling • Nursing Home • Office • Private Recreation • Place of Worship • Public Amusement • Reception Centre • Residential Building • Restaurant/Café • Single House • Small Bar • Studio • Tavern • Telecommunications Infrastructure • Tourist and Visitor Accommodation • Unhosted Short term Rental Accommodation • Veterinary Centre • Vet Consulting Rooms • Video Store	
2	Lot 1 (No. 88) and Lot 3 (No. 96) Grandstand Road and Lot 51 (No. 2) Raconteur Drive, Ascot	• Aged or Dependent Persons Dwelling • Amusement Facility	Residential dwellings shall not be located on the ground floor.

		• Art Gallery • Betting Agency • Car Park • Caretaker's Dwelling • Child Care Premises • Civic Use • Club Premises • Consulting Rooms • Dry Cleaning Premises • Educational Establishment • Exhibition Centre • Fast Food Outlet/Lunch Bar • Health Centre • Health Studio • Home Business • Home Occupation • Hosted Short Term Rental Accommodation • Laundromat • Liquor Store-Small • Liquor Store-Large • Lunch Bar • Massage Parlour • Medical Centre • Mobile Phone Tower & Associated Facilities • Multiple Dwelling • Office • Public Amusement • Restaurant/Café • Restricted Premises • Shop • Small Bar • Tavern • Telecommunications Infrastructure • Unhosted Short Term Rental Accommodation • Veterinary Centre • Vet Consulting Rooms • Video Store	Retail floorspace is restricted to 1,200m² increasing up to 3,000m² where a Net Benefit Test is provided to the satisfaction of the Local Government. 'Fast Food Outlet/Lunch Bar' shall only be permitted where it forms part of and is integrated with the built form of the precinct, and where no drive-through facilities are proposed.
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7. Amending the Scheme Map accordingly.

Pursuant to Regulation 37 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, Amendment No. 24 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 25 November 2025. Comments included within the Report section reflect Council's 25 November 2025 resolution.

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 (WA)* (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 Western Australian Planning Commission (WAPC) to review and provide a recommendation to the Minister for Planning.

Metropolitan Region Scheme

The subject land area is primarily zoned 'Private Recreation' under the Metropolitan Region Scheme (MRS), with the balance zoned 'Urban' and land abutting the Swan River is reserved 'Parks and Recreation' (refer to Figure 2). The proposed Scheme Amendment is able to be accommodated under the current MRS zoning.



Figure 2: MRS Zones and Reserves (Amendment Area outlined Red)

Local Planning Scheme No. 15

The subject land is predominantly zoned 'Place of Public Assembly – Racecourse' under LPS 15. The southern portion of the subject land abutting Resolution Drive, is zoned 'Mixed Use', Lot 23 (No. 2) Carbine Street is zoned 'Residential and Stables', and a separate portion of land adjacent to Grandstand Road is not currently assigned a zone or reserve (refer to Figure 3).

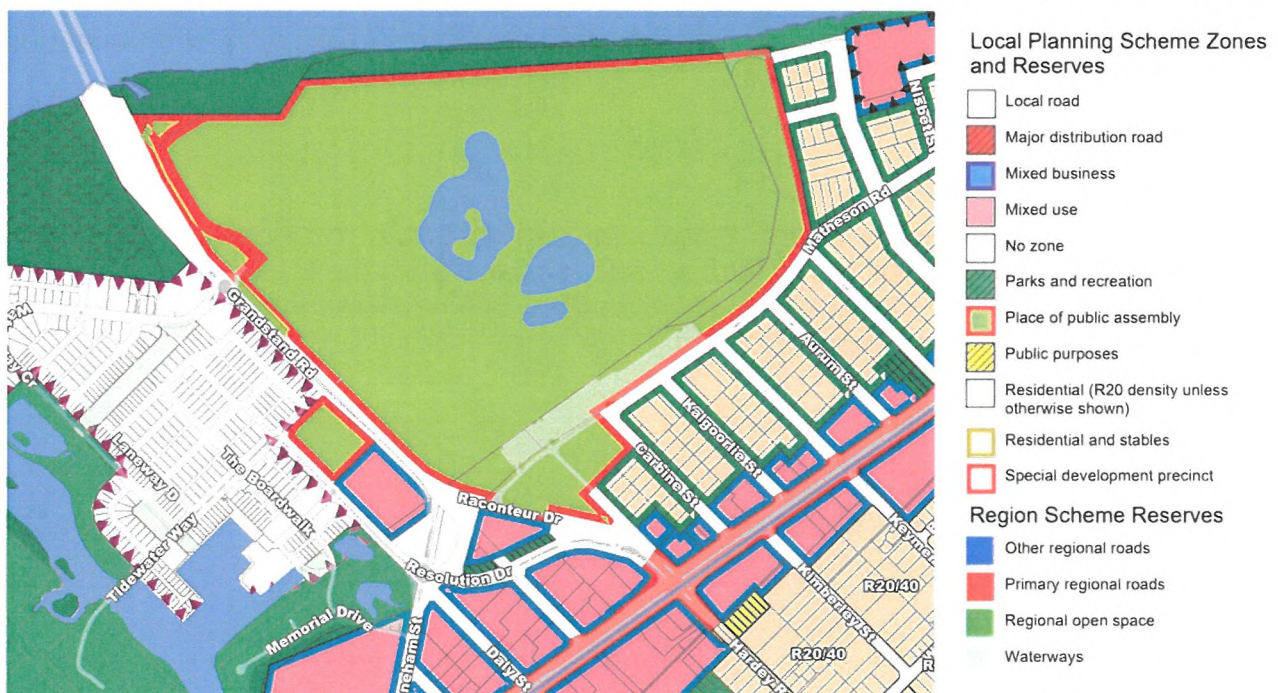


Figure 3: LPS 15 Zones and Reserves

The objectives of the 'Place of Public Assembly', 'Mixed Use' and 'Residential and Stables' zones are as follows:

"The 'Places of Public Assembly' zone is intended to allow for special places of assembly, such as halls, private schools, grounds for athletics, sports grounds with provision for spectators, racecourses, trotting track, stadia and/or showgrounds."

"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."

"The Residential and Stables Zone is intended to provide for compatible and environmentally responsible use of land in proximity to the Ascot Racecourse and the Swan River by residential accommodation and stables and ancillary functions of the horse racing industry."

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.

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.

Residential Design Codes

The Residential Design Codes (R-Codes) establish built form controls for all residential development within Western Australia and are used in the assessment of residential development and subdivision proposals. Volume 1 of the R-Codes establishes standards for single houses, grouped dwellings, and multiple dwellings up to R60. Volume 2 of the R-Codes specifically relates to multiple dwelling developments at the R80 code and above. Any future residential development will be assessed against the PSP and the R-Codes.

Strategic Planning Framework

Perth and Peel @ 3.5 Million

Perth and Peel @ 3.5 Million provides a strategic framework to guide development across the Perth and Peel regions, in response to a projected population of 3.5 million by 2050. The document divides the Perth metropolitan area into four sub-regions: Central, North-West, North-East, and South. The subject land is located within the Central Sub-region.

The strategy also outlines Urban Consolidation Principles and identifies corresponding precincts. Of particular relevance to this amendment are the 'Green Network', 'Urban Corridor' and 'Activity Centres' principles and precincts.

The racecourse is identified as part of the 'Green Network' that extends along the Swan River. The document highlights the importance of supporting population growth and higher-density living with a connected network of public and private open spaces.

Great Eastern Highway, located south of the subject land, is identified as an 'Urban Corridor', intended to accommodate higher-density residential development that leverages proximity to public transport while minimising impacts on surrounding areas and maintaining the efficiency of the regional transport network. Great Eastern Highway, Grandstand Road, and Resolution Drive are also identified as high-frequency public transit routes.

The document references State Planning Policy SPP 4.2 (SPP 4.2) and the hierarchy of centres based on the future importance of each centre from a network perspective. Additionally, the document identifies the important role that activity centres have in being a focal point for commercial and social activity and the importance of these areas being designed to be walkable and near public transport to support these means of access.

State Planning Policy 4.2

State Planning Policy 4.2 guides the planning and development of activity centres in the Perth and Peel region. The document emphasises the importance of activity centres having a compact urban form with pedestrian-focused streetscapes. The City's Activity Centre Planning Strategy (ACPS) identifies a local centre within the broader Golden Gateway precinct, which includes part of Perth Racing's landholdings subject to the draft PSP. State Planning Policy 4.2 states that neighbourhood and local centres should cater to daily and weekly household shopping needs, provide community facilities, and offer a small range of convenience services. Neighbourhood centres typically include a supermarket, personal services, and convenience shops, supported by small-scale offices. Local centres share these characteristics but operate on a smaller scale.

State Planning Policy 4.2 emphasises that development in activity centres should generally align with the floorspace requirements set out in local planning strategies or structure plans. Where a proposal exceeds that floorspace need, the proposal is to demonstrate a net benefit to the community. A net benefit test is to be prepared in accordance with Section 7.8 of SPP 4.2 and address matters included in Section 5.3 of the Implementation Guidelines.

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 relevant sub strategies for this precinct are as follows:

- To enhance the north-west entrance to the City.
- To encourage landmark development.
- Acknowledge that Ascot Racecourse and the Swan River are 'strategic tourism sites' of State significance to benefit future tourism development.

This amendment is not considered to be addressed by the Local Planning Strategy.

Activity Centre Planning Strategy

The ACPS was prepared to guide the future planning and coordination of activity centres within the City of Belmont and was adopted by Council at the February 2024 Ordinary Council Meeting (OCM). The ACPS identifies a future local centre within the broader Golden Gateway precinct, which includes a portion of Perth Racing’s land and outlines that it is to be 1,200m² in the first instance. The ACPS states that following further residential development within the Golden Gateway precinct, it may be appropriate for this figure to be reviewed through a Needs Assessment or Net Benefit Test.

Draft Ascot Racecourse Precinct Structure Plan

The draft PSP (refer to Figure 4) has been prepared to guide the future use and development of land in and around Ascot Racecourse. At the 15 April 2025 Ordinary Council Meeting, Council resolved to recommend that the WAPC approve the draft PSP and supporting technical appendices subject to modifications.

The amendment request lodged by the applicant seeks to apply zones, density codes and land use permissibility consistent with the draft PSP for Precincts B, C, D and E. The applicant has advised that a request to rezone Precinct A under LPS 15 will be prepared and submitted for consideration in due course.



Figure 4: Draft Ascot Racecourse Precinct Structure Plan

Report

Zoning and Density

This Amendment proposes zones and density codes consistent with the draft PSP and modifications endorsed by Council. An overview of the changes is included below:

Lot 452 (No. 70) Grandstand Rod, Ascot

Lot 452 (No. 70) Grandstand Road (refer to Figure 5) is proposed to be rezoned from the 'Place of Public Assembly' zone to the 'Residential' and 'Mixed Use' zone with an R60 density code assigned. This is considered appropriate for the following reasons:

- Applying the 'Residential' zone will largely provide for a 'Residential' interface to Ascot Waters.
- The 'Mixed Use' zone will allow for a range of land uses that can take advantage of the site's strategic location along Grandstand Road, while use restrictions (as outlined in the Land Use Permissibility section) will ensure potential amenity impacts are appropriately managed.
- The R60 density code will enable building heights of up to three storeys, consistent with the two to four storey character of the Ascot Waters Estate. To ensure an appropriate interface between the 'Mixed Use' portion and adjoining residential properties, modifications recommended to the PSP include a 3 metre landscaped setback.

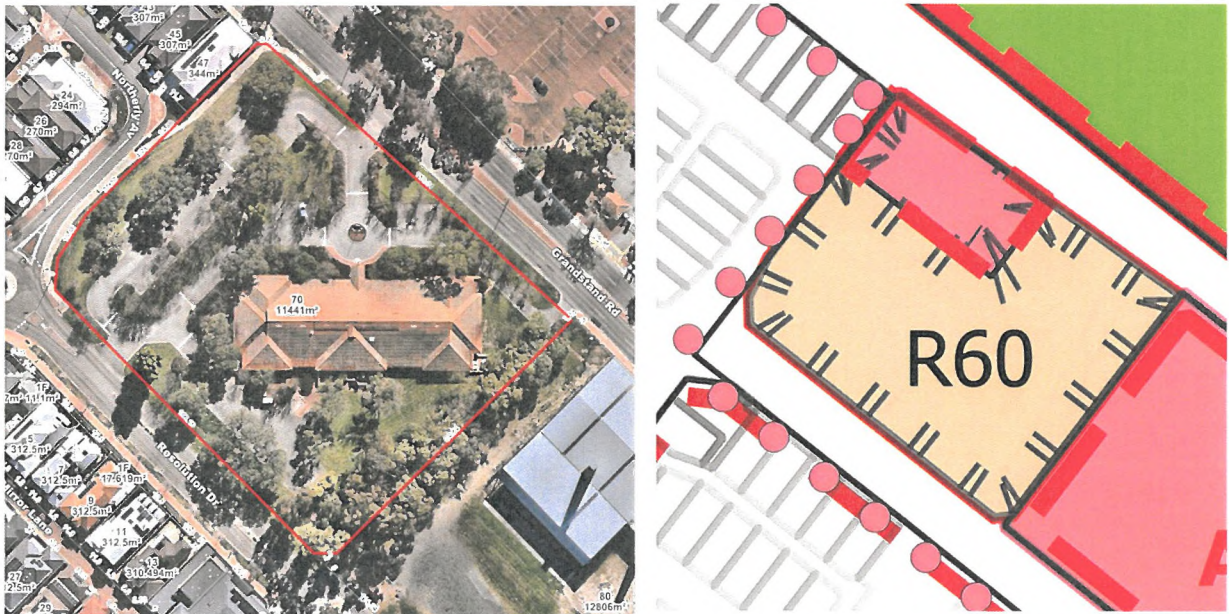


Figure 5: Lot 452 (No. 70) Grandstand Road

Lot 100 (No. 1) Raconteur Drive and Lot 23 (No. 2) Carbine Street, Ascot

Lot 100 (No. 1) Raconteur Drive is proposed to be rezoned from the 'Place of Public Assembly' zone to the 'Mixed Use' zone with a density code of R-AC4 applied to land west of Hardey Road and a density code of R10 applied to land east of Hardey Road (refer to Figure 6). Lot 23 (No. 2) Carbine Street is proposed to be rezoned from the 'Residential and Stables' zone to the 'Mixed Use' zone with a density code of R10 (refer to Figure 7). The proposed zoning and density codes are considered appropriate for the following reasons:

- The 'Mixed Use' zone will allow for a range of land uses with use restrictions applied to ensure that potential amenity impacts are appropriately managed.
- The draft PSP proposes a maximum building height of two storeys east of Hardey Road and includes setback controls to Carbine Street and adjoining properties. These controls and the proposed R10 density code will ensure that new developments align with the scale

of residential buildings within the residential and stables area and create a suitable interface.

- A density code of R-AC4 is proposed for land west of Hardey Road which will provide for a maximum building height of three storeys. It is considered that this height is acceptable, as future development will be sufficiently separated from existing residential development.



Figure 6: Lot 100 (No.1) Raconteur Drive

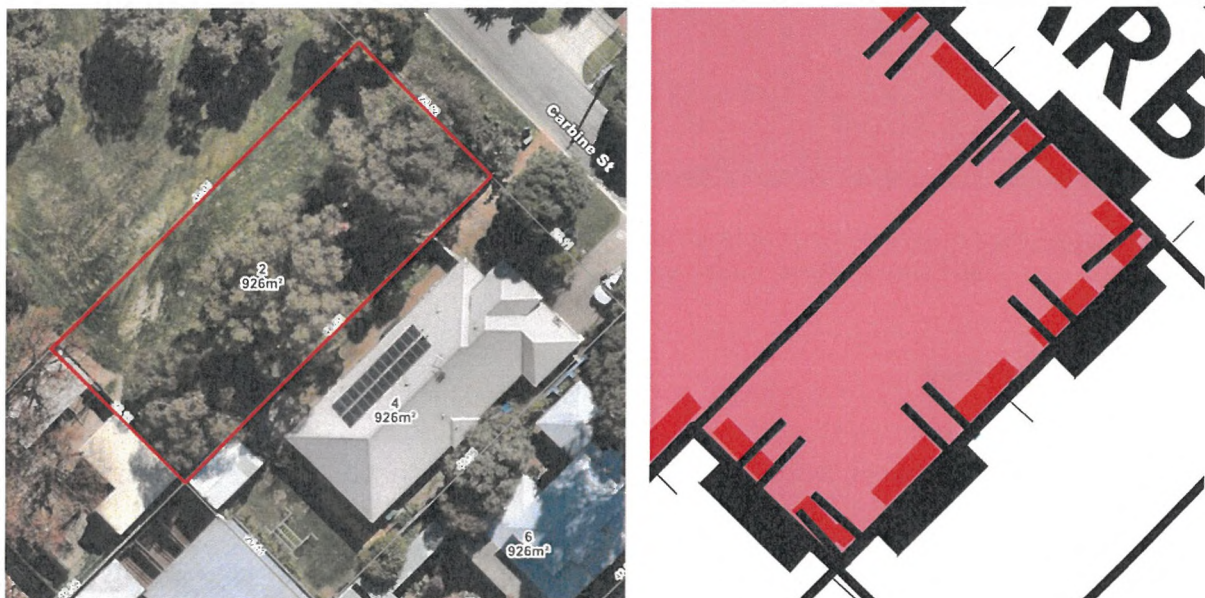


Figure 7: Lot 23 (No. 2) Carbine Street

Residual Alignments of Grandstand Road and Matheson Road and Part Lot 1 (No. 88), Lot 3 (No. 96) Grandstand Road, and Lot 51 (No. 2) Raconteur Drive

The redundant residual alignments of Grandstand Road and Matheson Road and part Lot 1 (No. 88), Lot 3 (No. 96) Grandstand Road, and Lot 51 (No. 2) Raconteur Drive (refer to Figure 8) are proposed to be rezoned from the 'Mixed Use' zone and 'no zone' to the 'Commercial' zone with a density code of R-AC3 applied. The proposed zoning and density code is considered appropriate for the following reasons:

- The draft Golden Gateway LSP and draft Ascot Racecourse PSP both support the development of a local centre within the precincts. The proposed 'Commercial' zone would facilitate this and is therefore considered appropriate.

- The R-AC3 density code would provide for a maximum height of six storeys. It is considered that the proposed heights are acceptable due to the separation from residential areas.

In addition to the above, it should be noted that the subject land accommodates major water distribution mains owned and managed by the Water Corporation. While zoning applied to land does not automatically enable development without due consideration of existing infrastructure assets, Water Corporation in their referral response for the PSP opposed the rezoning stating that the infrastructure cannot be moved or built on. However, the applicant further engaged with Water Corporation who advised that car parking over the assets is possible. This amendment will be referred to Water Corporation for further comment.

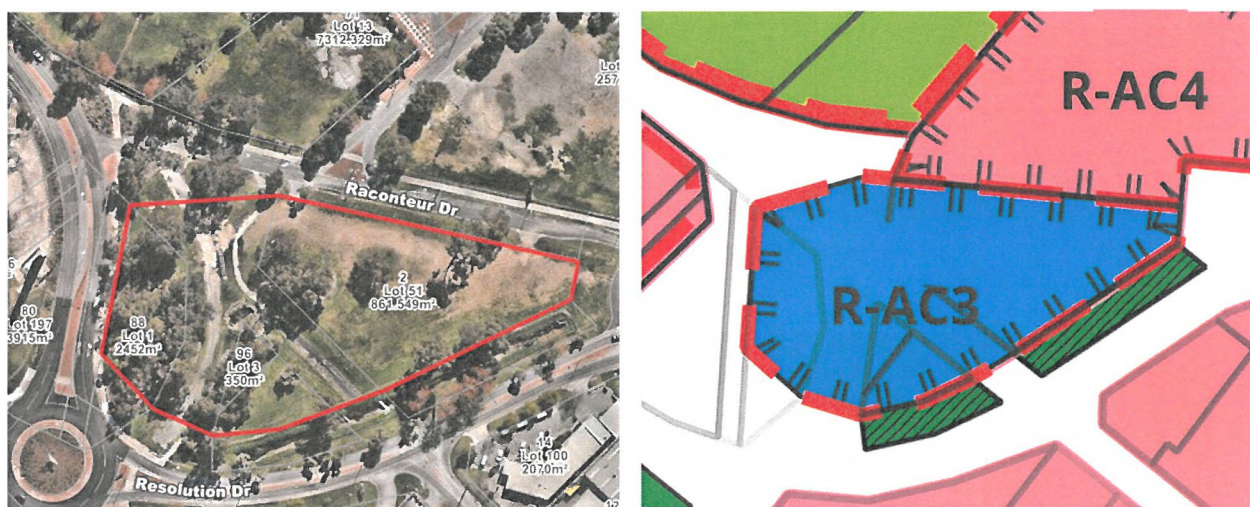


Figure 8: Residual alignments of Grandstand Road and Matheson Road, Part Lot 1 (No. 88), Lot 3 (No. 96) Grandstand Road, and Lot 51 (No. 2) Raconteur Drive

Land Use Permissibility

Additional Uses

Clause 3.5 of LPS 15 addresses Additional Uses and outlines that, regardless of the use class designation in the zoning table, land uses for areas specified in Schedule 2 can receive approval, subject to the specific conditions being met. Portions of the Amendment area are currently subject to Additional Use 18 (A18) which provides for 'Horse Sales' and 'Stables' to be approved on No. 71 Grandstand Road and No. 1 Raconteur Drive (refer to Figure 9).

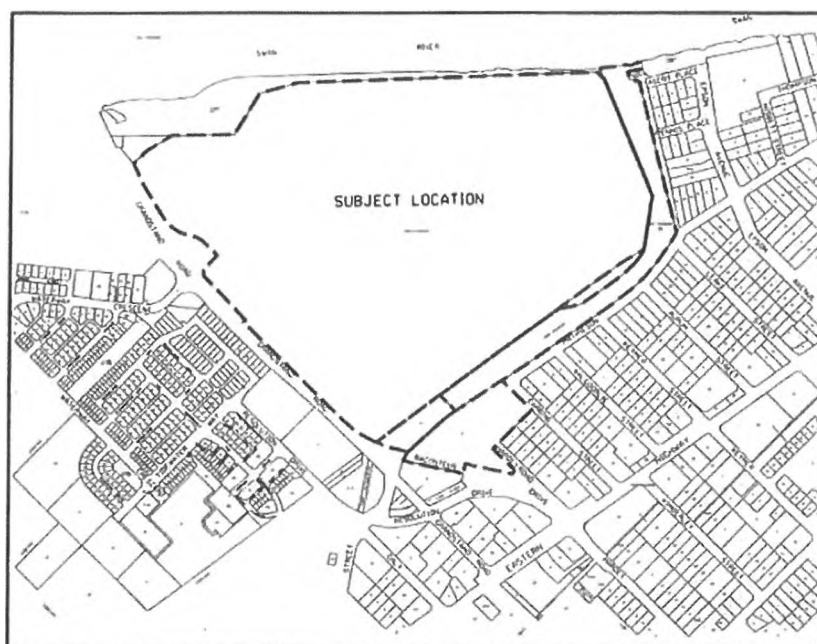


Figure 9: Area currently subject to A18

Consistent with the draft PSP, the Amendment initiated by Council at the 25 November 2025 Ordinary Council Meeting proposed to delete the Additional Use of 'Horse Sales' and update A18 to apply the uses of 'Office', 'Hotel', 'Reception Centre', 'Restaurant' and 'Tavern' to Precinct B of the draft PSP, and 'Stables' and 'Veterinary Centre' to Precinct C. These uses were considered appropriate as they support the function of the racecourse and entertainment precinct.

The A18 plan was also proposed to be updated to reflect these changes. As it is not appropriate for the scheme to reference the PSP, Precinct B of the draft PSP was proposed to be labelled as Precinct A on the A18 plan, and Precinct C labelled as Precinct B.

The Minister's directed modifications have resulted in the following changes:

- Precinct A of A18 is now proposed to be referred to as A18 and Precinct B as A21. This is reflected on the updated Amendment Map.
- Land use permissibility symbols have been applied to the uses.
- The additional use location plan has been replaced with textual descriptions of the areas.
- 'Animal Establishment' has been included as an additional use for A21 (previously labelled Precinct B under A18).

Restricted Uses

Restricted Use areas are a mechanism in local planning schemes that limit land to specific permitted uses. This means that only the designated use(s) are allowed on a particular site, and any other uses that would typically be permissible within the zone are not permitted.

The Amendment initiated by Council at the 25 November 2025 Ordinary Council Meeting proposed to introduce two Restricted Use areas into LPS 15. The first was proposed to apply to the portions of the Amendment area that are proposed to be zoned 'Mixed Use' and included land uses capable of approval within the 'Mixed Use' zone except the following:

- 'Amusement Facility'
- 'Amusement Parlour'
- 'Auction Mart'
- 'Garden Centre'
- 'Industry-Light'
- 'Industry - Service'

- 'Motor Vehicle Repair'
- 'Warehouse'
- 'Fast Food Outlet/Lunch Bar'
- 'Funeral Parlour'
- 'Pet Day Care'
- 'Night Club'
- 'Radio or Tv Installation'
- 'Restricted Premises'
- 'Service Station'
- 'Vet Hospital'
- 'Showroom'

These uses were not considered appropriate within proximity to residential development as they are likely to have adverse amenity impacts or do not align with the intent of the precinct in the draft PSP. Additionally, with respect to 'Showrooms' the following was considered relevant:

- The original version of the PSP lodged by Perth Racing indicates that 9,600m² of other retail floorspace will establish within the 'Mixed Use' portion of Precinct E. The addition of 9,600m² of retail floorspace represents a significant change that is not contemplated in the City's strategic planning framework and would undermine the centres intended role and hierarchy of the centre by effectively making it the secondary designation.
- Irrespective of the abovementioned floorspace matter, the appropriateness of bulky goods showrooms in this location must be further considered having regard to the following:
 - There are distinct differences between establishing a bulky goods showroom on Great Eastern Highway compared to locating it adjacent to a local or neighbourhood centre. The latter is subject to significant transformation under relevant Structure Plans, with a key focus on active uses that foster walking or cycling.
 - The land identified for bulky goods showrooms by the original version of the draft PSP is located directly adjacent to the designated future local centre. In accordance with the principles of SPP 4.2, local centres should have a compact urban form with pedestrian orientated streetscapes. Where activity is concentrated along key public streets and open spaces. Introducing bulky goods showrooms in this location contradicts these outcomes. The use is inherently car dependent and fundamentally undermines the intended function of the local centre as a pedestrian friendly, mixed use environment.
 - State Planning Policy 4.2 designates 'Showroom' as a desired use adjacent to district centres but does not extend this designation to local and neighbourhood centres. Furthermore, while SPP 4.2 states that 'Showrooms' are appropriate within activity centre frame areas, it also acknowledges that smaller centres may not have a frame. In this instance, a frame is not considered appropriate, particularly where the retail floorspace within the frame exceeds that of the centre itself.

Having regard to the above, 'Showroom' was not considered an appropriate use within the proposed 'Mixed Use' zone was therefore not included as a 'Restricted Use' within the Amendment initiated by Council at the 25 November 2025 Ordinary Council Meeting.

The second Restricted Use area was proposed to apply to the land that is proposed to be zoned 'Commercial'. This provided for uses capable of approval within the 'Commercial' zone excluding the following:

- 'Garden Centre'
- 'Radio or Tv Installation'
- 'Showroom'
- 'Single House'
- 'Grouped Dwelling'

In addition, the 'Health Centre' land use was proposed to be included as a use that could be considered as it a use complementary to the intended function as a local centre. 'Fast Food Outlet/Lunch Bar' was also proposed to be included as a use that may be considered; however, it was proposed to be subject to a condition limiting its development to circumstances where it does not include drive-through facilities. This approach would enable the consideration of a use that may complement the local centre while ensuring that a standalone, car-oriented development would not establish within it.

In considering why the abovementioned uses were not considered appropriate, the following is relevant:

- The intent of the 'Commercial' zoned land is to facilitate the development of an activity centre. A 'Garden Centre' that includes the propagation, rearing and sale of plants and the storage of produces associated with horticulture and gardens is not considered to be consistent with this intent.
- 'Radio or Tv Installations' could occur elsewhere within the City of Belmont and are not required within a 'Mixed Use' precinct within proximity to the Kilns site, Ascot Racecourse and future development within the Golden Gateway precinct.
- As detailed above, 'Showrooms' were considered more appropriate in existing planned precincts, such as those along Great Eastern Highway and within the City's business park.
- Low density dwelling typologies such as 'Single House' and 'Grouped Dwelling' are not consistent with the intent of this area to facilitate the development of an activity centre. Additionally, Council in its previous resolution have requested development provisions that require activation of all street frontages. It is considered that this should occur through active commercial uses on the ground floor supported by residential development on upper floors.

Having regard to the above, these land uses were not included within the Restricted Use area. Additionally, a condition was proposed to be applied to the 'Multiple Dwelling' land use to ensure that multiple dwellings would not locate on the ground floor.

A condition was also recommended to limit retail floorspace to 1,200m² having regard to the following:

- The Retail Assessment provided in support of the PSP concludes that the proposed 3,400m² retail floorspace aligns with the City's strategic framework, this view is not considered to reflect the intent of the City's ACPS. The City's ACPS anticipates incremental expansion over time.
- The Retail Assessment states that the centre will be sustainable by 2026 without broader precinct development and with minimal impact on adjacent centres. This assumption relies on sufficient demand from the immediate trade area. However, as the draft Golden Gateway LSP has not been finalised, development within the precinct is unlikely to progress within this timeframe.
- Population growth projections also indicate that growth may not materialise until 2031–2041. As a result, the local population base in 2026 may be insufficient to support a 3,400m² neighbourhood centre without significantly drawing sales from existing centres. The claim that the centre will be sustainable by 2026 is therefore considered overly optimistic and requires further justification.
- Section 2.1 of the Retail Assessment mentions the key considerations outlined in SPP 4.2's Implementation Guidelines for preparation and assessment of retail assessments. However, the report does not provide clear responses to address these matters. The Retail Assessment is therefore not satisfactory in its current form.

Considering the above and in the absence of a modified Retail Assessment, it was considered appropriate to restrict retail floorspace within the 'Commercial' portion of Precinct E of the

draft PSP to 1,200m² in the first instance through LPS 15. It was considered that this figure could be reviewed upon receipt of a Net Benefit Test which provides clear justification for a higher figure and addresses the above points.

The Minister's directed modifications have resulted in the following changes:

- Land use permissibility symbols have been applied to all uses.
- Restricted Use Area 1 now applies only to Lot 452 (No. 70 Grandstand Road).
- A new Restricted Use Area 3 has been introduced. This applies to Lot 100 (No. 1 Raconteur Drive) and Lot 23 (No. 2 Carbine Street), replacing the previous Restricted Use Area 1 designation. It provides a largely similar list of uses, with the addition of 'Showroom' and 'Vet Hospital'.
- 'Convenience Store' is now included as a use capable of approval within Restricted Use Area 2.
- The conditions applicable to Restricted Use Area 2 have been removed and replaced with the following:

"The following land uses are not to be located on the ground floor:

- *Aged or Dependent Persons Dwelling;*
- *Caretaker's Dwelling;*
- *Multiple Dwelling;"*

Scheme Amendment Classification

The Amendment initiated by Council at the 25 November 2025 Ordinary Council Meeting and the Modified Amendment are considered to be 'complex' amendments because the intended zones, density codes and land use permissibility for the subject land is not addressed by the City's Local Planning Strategy.

Conclusion

The Amendment initiated by Council at the 25 November 2025 Ordinary Council Meeting proposed updates to LPS 15 to align it with Council's resolution at the 15 April 2025 Ordinary Council Meeting. This resolution recommended approval of the draft PSP subject to modifications. It also reflected further consideration of suitable land use and development controls for land proposed to be zoned 'Commercial'. Overall, it aimed to establish appropriate zones, density codes and land use permissibility provisions to guide the development of Perth Racing's landholdings.

Consistent with the direction from the Minister (or as delegated) Amendment No. 24 has been updated.

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

Scheme Amendment No. 24

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. Rezoning a portion of Lot 452 No. 70 Grandstand Road, Ascot from the 'Place of Public Assembly' zone to the 'Residential' R60 zone.
2. Rezoning a portion of Lot 452 (No. 70) Grandstand Road, Ascot from the 'Place of Public Assembly' zone to the 'Mixed Use' R60 zone and including a Restricted Use (R1) designation.
3. Rezoning Lot 100 (No. 1) Raconteur Drive, Ascot from the 'Place of Public Assembly' zone to the 'Mixed Use' zone, rezoning Lot 23 (No. 2) Carbine Street, Ascot from the 'Residential and Stables' zone to the 'Mixed Use' zone, deleting the Additional Use (A18) designation, inserting residential density codes of R10 and R-AC4, and including a Restricted Use (R3) designation.
4. Rezoning the redundant residual alignments of Grandstand Road and Matheson Road and part of Lot 1 (No. 88), Lot 3 (No. 96) Grandstand Road, and Lot 51 (No. 2) Raconteur Drive, Ascot from the 'Mixed Use' zone and 'no zone' to the 'Commercial' zone, inserting a residential density coding of R-AC3 and applying a Restricted Use (R2) designation.
5. Modifying the designation of Additional Use (A18) to only apply to a portion of Lot 9002 (No.71) Grandstand Road, Ascot.
6. Designating Additional Use (A21) over portions of Lots 9002 and 50 and Lot 13 (No.71) Grandstand Road, and portions of Lot 7705 (No.71) Matheson Road, Ascot.
7. Modifying Schedule No. 2 - Additional Uses as follows:

No.	Location and Additional Uses
18	For portions of Lot 9002 on DP60342 (No.71) Grandstand Road, Ascot (near Grandstand Road) as depicted on the Scheme Map, the following Additional Uses are permitted: P- Hotel; P- Office; P- Reception Centre; P- Restaurant; P- Tavern;
21	For: • portions of Lot 9002 on DP60342 (No.71) Grandstand Road; • Lot 13 on D26760 (No.71) Grandstand Road; • portions of Lot 50 on P5729 (No.71) Grandstand Road; and • portions of Lot 7705 on DP209359 (No.71) Matheson Road;

	each of Ascot as depicted on the Scheme Map, the following Additional Uses are permitted: P- Animal Establishment; P- Stables; P- Veterinary Centre;
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8. Inserting the following into Schedule No. 3 - Restricted Uses and deleting the Text "There are no restricted uses which apply to the Scheme" in Schedule No. 3 and Clause 3.6 Restricted Uses:

No.	Description of Land	Restricted Use	Conditions
1	Portion of Lot 452 on DP60339 (No.70) Grandstand Road, Ascot as depicted on the Scheme Map	D- Aged or Dependent Persons Dwelling; D- Ancillary Dwelling; D- Art Gallery; D- Betting Agency; D- Car Park; D- Caretakers Dwelling; 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; D- Lunch Bar;	Nil.

		A- Massage Parlour; A- Liquor Store – Small; D- Medical Centre; D- Mobile Phone Tower & 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- Single House; 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	- Lot 51 on P15104 (No.2) Raconteur Drive; - Lot 3 on D55346 (No.96) Grandstand Road; - portions of Lot 1 on D55346 (No.88) Grandstand Road; and - portions of road reserve; each of Ascot as depicted on the Scheme Map	D- Aged or Dependent Persons Dwelling; D- Amusement Facility; D- Art Gallery; D- Betting Agency; D- Car Park; D- Caretaker's Dwelling; D- Child Care Premises; D- Civic Use; D- Club Premises; D- Consulting Rooms; D- Convenience Store; D- Dry Cleaning Premises;	1. The following land uses are not to be located on the ground floor: - Aged or Dependent Persons Dwelling; - Caretaker's Dwelling; - Multiple Delling

		D- Educational Establishment; D- Exhibition Centre; D- Fast Food Outlet/Lunch Bar; D- Health Centre; D- Health Studio; P- Home Business; P- Home Occupation; P- Hosted Short Term Rental Accommodation; D- Laundromat; D- Liquor Store-Small; A- Liquor Store-Large; D- Lunch Bar; D- Massage Parlour; D- Medical Centre; D- Mobile Phone Tower & Associated Facilities; D- Multiple Dwelling; D- Office; A- Public Amusement; D- Restaurant/Café; D- Restricted Premises; D- Shop; A- Small Bar; A- Tavern; P- Telecommunications Infrastructure; A- Unhosted Short Term Rental Accommodation; A- Veterinary Centre; D- Vet Consulting Rooms; P- Video Store;	
3	- Lot 100 on DP60341 (No.1) Raconteur Drive; and - Lot 23 on P2198 (No.2) Carbine Street; both of Ascot	D- Aged or Dependent Persons Dwelling; D- Ancillary Dwelling; D- Art Gallery; D- Betting Agency; D- Car Park; D- Caretakers Dwelling; D- Child Care Premises;	Nil.

		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; D- Medical Centre; D- Mobile Phone Tower & 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- Single House; D- Showroom; A- Small Bar; D- Studio;	
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		A- Tavern; P- Telecommunications Infrastructure; D- Tourist and Visitor Accommodation; A- Unhosted Short term Rental Accommodation; A- Veterinary Centre; D- Vet Consulting Rooms; A- Vet Hospital; D- Video Store;	
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9. Amending the Scheme Map accordingly.

EXISTING SCHEME MAP



Legend

Region Scheme Reserves

- Primary Regional Roads
- Parks and Recreation
- Waterways

Local Scheme Reserves

- Local Road
- Parks and Recreation
- Public Purposes

Local Planning Scheme Zones

- Civic and Cultural
- Commercial
- Industrial

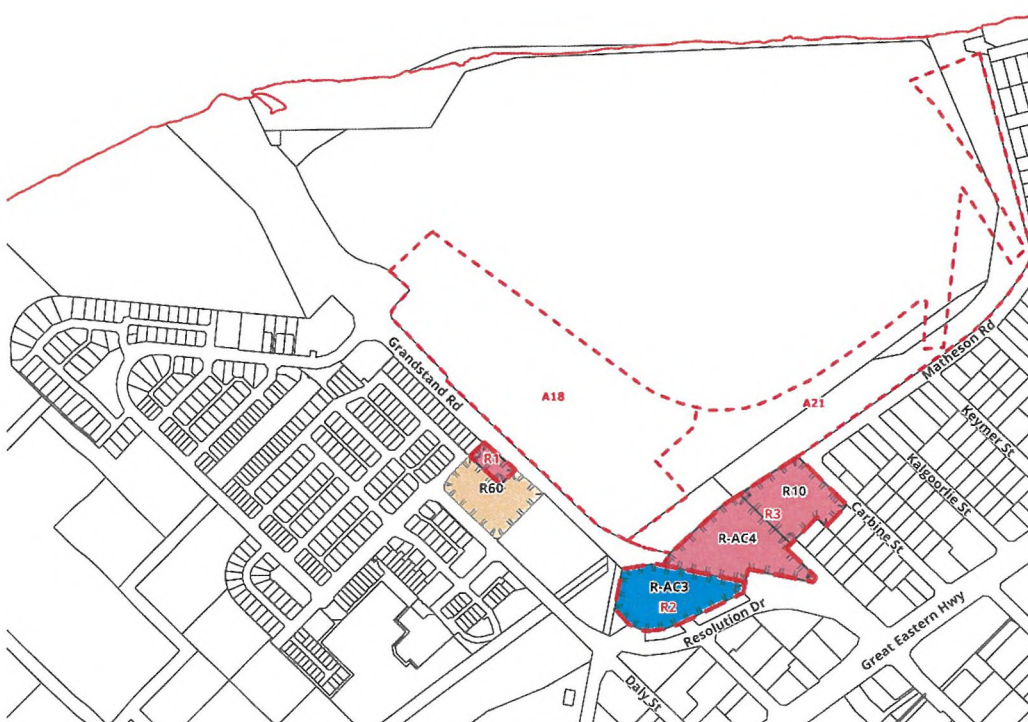
- Mixed Business
- Mixed Use

- Place of Public Assembly: Racecourse
- Residential (R20 density unless otherwise shown)
- Residential and Stables
- Service Station
- Town Centre

Other Categories

- Scheme Area Boundary
- Local Government Boundary
- Additional Uses
- Restricted Uses
- Ascot Waters Special Development Precinct

AMENDMENT MAP



Legend

Local Scheme Reserves

- Local Road

Local Planning Scheme Zones

- Commercial
- Mixed Use
- Residential (R20 density unless otherwise shown)

Other Categories

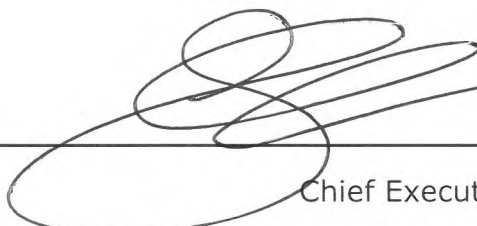
- Scheme Area Boundary
- Local Government Boundary
- Additional Uses
- Restricted Uses

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 25th day of November 2025.



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