

Belmont Resident and Ratepayers Deputation
Item 12.2 Draft Golden Gateway Structure Plan

The Belmont Resident and Ratepayer Action Group on behalf of the residents of Ascot Waters and the greater Belmont area is requesting that the City of Belmont defer this matter until further consultation can be undertaken.

On page 31 of the report it states as follows: “Should Council resolve to require modifications and readvertising of the draft LSP, the requirement to prepare a report to the WAPC is effectively deferred and reset at the conclusion of readvertising. It should be noted that the Regulations stipulate that a local government can only readvertise a structure plan once, unless otherwise approved by the WAPC.”

Many residents are not happy with the amendments and concerns have been raised, particularly with the road movement network. Specifically with the location of the roundabout. Main roads has not even agreed that the location of the proposed roundabout will be approved. With the current location and design, concerns have been raised as to the impact for residents accessing properties in Ascot Waters, in addition to future accessing Parry Fields, Ascot racecourse and the site of the Kilns.

The residents are also seeking a written undertaking from the City of Belmont, that no part of Parry Field will be used for any development. The terms of the land in the Belmont Trust was specifically for the purpose of recreational use. It appears on the diagrams that one corner of the land at Parry Fields could be used for a purpose other than recreational. It is important that this be addressed prior to any draft plan being re advertised or accepted.

The site of the Kilns and its historical value should not form part of this draft plan. Given the current situation with both the State and Federal government giving money for projects at the moment to provide work, this would be an ideal time for the City of Belmont to pursue with the State government, money to address the restoration now.

Our organisation has spoken to the WAPC and the advice we have been given, is that until such time as advertising occurs, and their advice is that there is no time from their perspective for this to be done, the 60 day time frame for the document to be submitted to them for approval does not commence. It commence from the time of advertising. Delaying the advertising in effect allows time to get this right.

The report also mentions Perth Racing as being one of the landowners. It does not however mention who the others are. Several years ago, individual parcels of land were sold off by Perth Racing likely to the same Developer. It would be prudent for the Council to ask who is the other land owner and is it the same person. Perth Racing have advised that changes are being made to their Constitution so that in future the sale or development of any land will be vested in their members and not the Board. Therefore it would be reasonable to assume Perth Racing are in no hurry to commence any development.

Given what has been outlined above, the residents are asking that the proposed motion to be voted upon is amended to reflect the concerns raised by the residents. We propose that two councillors move and second an amended motion we believe should include the following:

1. That council reconsiders adopting this plan once an appropriate road network plan including the roundabout has been approved by Main Roads

2. That advertising does not occur until such time as the road network has been resolved, the undertaking that Parry Field will be removed from the draft plan and not used for any purpose other than recreational and that Ascot Kilns are removed from the draft plan

This is a very significant part of the future of our City and we urge our Council to consider the amendments we are suggesting. We do not want another development area like The Springs. It is also to be noted and not widely promoted at the City of Belmont, that the residents of the area can attend when the WAPC makes its decision and I am sure they will be flooded given the amount of people who have previously done petitions or submissions.