



City of Belmont

AGENDA BRIEFING FORUM

MATRIX

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9 April 2019

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Councillors are reminded to retain the attached Ordinary Council Meeting Agenda (inclusive of the OCM Attachments) for deliberation at the meeting scheduled for 16 April 2019

**MATRIX FROM THE AGENDA BRIEFING FORUM HELD IN THE COUNCIL
CHAMBERS OF CITY OF BELMONT CIVIC CENTRE, 215 WRIGHT STREET,
CLOVERDALE ON TUESDAY, 9 APRIL 2019 COMMENCING AT 7.00PM**

**AGENDA BRIEFING FORUM
MATRIX**

PRESENT

Cr P Marks, Mayor	East Ward
Cr R Rossi, JP, Deputy Mayor	West Ward
Cr M Bass	East Ward
Cr B Ryan	East Ward
Cr J Powell	South Ward
Cr L Cayoun	West Ward
Cr G Sekulla, JP	West Ward

IN ATTENDANCE

Mr J Christie	Chief Executive Officer
Mrs J Hammah	Director Community and Statutory Services
Mr A Sheridan	Director Infrastructure Services
Mr W Loh (<i>dep 7.40pm</i>)	Manager Planning Services
Mr W Stephens (<i>dep 8.00pm</i>)	Manager Parks and Environment
Mrs M Lymon	Acting Manager Governance
Ms N Davey (<i>dep 8.00pm</i>)	Coordinator Environment
Ms A Biondi (<i>dep 7.40pm</i>)	Senior Planning Officer
Ms D Morton (<i>dep 8.00pm</i>)	Media and Communications Officer
Mrs J Barnes	Senior Governance Officer

MEMBERS OF THE GALLERY

There were two members of the public in the gallery and no press representative.

1. OFFICIAL OPENING

7.00pm The Presiding Member welcomed all those in attendance and declared the meeting open.

The Presiding Member read the Acknowledgement of Country.

Before I begin I would like to acknowledge the traditional owners of the land on which we are meeting today, the Noongar Whadjuk people, and pay respect to Elders past, present and future leaders.

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

Affirmation of Civic Duty and Responsibility
I make this affirmation in good faith and declare that I will duly, faithfully, honestly, and with integrity fulfil the duties of my office for all the people in the City of Belmont according to the best of my judgement and ability. I will observe the City's Code of Conduct and Standing Orders to ensure the efficient, effective and orderly decision making within this forum.

2. APOLOGIES AND LEAVE OF ABSENCE

Cr J Davis (Apology)

South Ward

Cr S Wolff (Apology)

South Ward

Mr R Garrett (Apology)

Director Corporate and Governance

Mr J Olynyk (Apology)

Manager Governance

3. DECLARATIONS OF INTEREST THAT MIGHT CAUSE A CONFLICT

3.1 FINANCIAL INTERESTS

Nil.

3.2 DISCLOSURE OF INTEREST THAT MAY AFFECT IMPARTIALITY

Nil.

4. ANNOUNCEMENTS BY THE PRESIDING MEMBER (WITHOUT DISCUSSION)

4.1 ANNOUNCEMENTS

The Mayor stated that the Autumn River Festival on Saturday was a great success and thanked the Councillors who attended for their assistance.

4.2 DISCLAIMER

7.02pm The Presiding Member drew the public gallery's attention to the Disclaimer.

The Presiding Member advised the following:

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

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

5. PUBLIC SUBMISSION TIME

7.02 pm The Presiding Member opened the period allotted for Public Submission Time and drew the gallery's attention to the Rules for Public Submission Time. As there were no members of the public in the gallery the Presiding Member closed Public Submission Time.

6. ORDINARY COUNCIL MEETING AGENDA FOR MEETING TO BE HELD 16 APRIL 2019

6.1 AGENDA ITEMS FOR REVIEW

AGENDA ITEMS FOR REVIEW	
OCM Item No.	Officer Presentations / Deputation Presentations / Councillor Comment
12.1	<p>Alteration to Non-Conforming Use of Motor Vehicle Hire – Lot 784 (337) Great Eastern Highway, Redcliffe</p> <p><u>Deputation Presentation</u></p> <p>Nil.</p> <p><u>Officer Presentation</u></p> <p>The Senior Planning Officer provided a presentation which included the following:</p> <ul style="list-style-type: none"> • Extract from Local Planning Scheme Map showing Zoning of Subject Site and Surrounding Zonings • Aerial photo of subject site • Background • Development Plan and Proposal • Referral Area • Traffic Movements • Additional Considerations • Recommendation <p>(Refer Tabled Attachment 1 for further information).</p> <p><u>Notes from Forum</u></p> <ul style="list-style-type: none"> • In addition to other surrounding properties, the residential properties at the rear of the site were written to and a schedule of the submissions received is included as an attachment to the report. • There have been problems in the past with regard to parking infringements relating to this business. The recommended conditions give the City greater control should there be any parking issues associated with the site in the future and can then be dealt with as a planning compliance issue. A breach of planning conditions is more severe with fines of up to \$200,000 which is a significant deterrent. This is potentially multiplied by 5 times for businesses. • It is not considered reasonable to impose a time limitation on the approval for this non-conforming use application as the use exists. Officers have made it very clear to the applicants that this is the maximum limit of vehicles for this site.

AGENDA ITEMS FOR REVIEW	
OCM Item No.	Officer Presentations / Deputation Presentations / Councillor Comment
<i>Item 12.1 Continued</i>	<ul style="list-style-type: none">• A planning condition is very specific that all cars associated with the hire company must park on the premises.• The issue to be considered is whether the site can accommodate 20 vehicles. Removal of the non-conforming use is not an option for consideration.• Officers have considered the parking layout and manoeuvrability on site and have confirmed the proposal is acceptable.• Officers have conducted a number of site visits. <p>7.27pm Cr Powell departed the meeting.</p> <ul style="list-style-type: none">• The development plans show the dimensions of the side access and confirm that two cars can be accommodated in this area.• Should Council decide to vote against the officers recommendation and refuse the application, the applicants have a right of appeal to the State Administrative Tribunal. <p>7.30pm Cr Powell returned to the meeting.</p> <p><u>Further Information to be Provided</u></p> <p>The Director Community and Statutory Services undertook to provide a full copy of the Scheme wording regarding non-conforming uses to Councillors by memo.</p>

OCM Item No.	Officer Presentations / Deputation Presentations / Councillor Comment
12.2	<p>Change of Use from Single House to Use Not Listed – Holiday House at Lot 10 (75A) Morrison Street, Redcliffe</p> <p><u>Deputation Presentation</u></p> <p>Nil.</p> <p><u>Officer Presentation</u></p> <p>Nil.</p> <p><u>Notes from Forum</u></p> <ul style="list-style-type: none">• Officers confirmed that the City mainly becomes aware of these properties through complaints received. This is not unique to the City of Belmont.• The rear property has a separate driveway to the front property. There are conditions in place regarding parking and it is not believed it will be an issue in this particular application. <p><u>Further Information to be Provided</u></p> <p>Nil.</p>

OCM Item No.	Officer Presentations / Deputation Presentations / Councillor Comment
12.3	<p>Change of Use from Single House to Holiday House at Lot 335 (29) Klem Avenue, Redcliffe</p> <p><u>Deputation Presentation</u></p> <p>Nil.</p> <p><u>Officer Presentation</u></p> <p>Nil.</p> <p><u>Notes from Forum</u></p> <ul style="list-style-type: none">• Officers do not have any data to compare the number of these properties in the City to other Cities. Tourist attraction areas like Fremantle and Scarborough are likely to have a lot more of these types of properties. <p><u>Further Information to be Provided</u></p> <p>Nil.</p> <p>7.40pm The Manager Planning Services and the Senior Planning Officer departed the meeting and did not return</p>

OCM Item No.	Officer Presentations / Deputation Presentations / Councillor Comment
12.4	<p>Urban Forest Policy</p> <p><u>Deputation Presentation</u></p> <p>Nil.</p> <p><u>Officer Presentation</u></p> <p>Nil.</p> <p><u>Notes from Forum</u></p> <ul style="list-style-type: none">• The policy states at 3.2 (c) that the City will not prune City Trees “to reduce shading of solar panels,”.• The City currently has the lowest canopy cover in the metropolitan area and this Policy is trying to address that.• The angle of the sun changes throughout the seasons and this must be taken into consideration at the time of installation of solar panels and when pruning.• Complaints in regard to this problem are very rare. However, Officers are aware that the number of houses using solar power is increasing.• The installation of solar panels does not require planning approval. It is for the supplier to guide the owner on the best position to place the panels.• The City will be trying to increase the canopy cover in all residential and commercial/industrial areas. Kewdale industrial area has been identified as one of the lowest canopy cover areas and contact has already been made with the companies situated there, although there has not been a very positive response so far.• The Canopy Plan will be presented to Elected Members at the 30 April 2019 Information Forum. <p><u>Further Information to be Provided</u></p> <p>Nil.</p>

OCM Item No.	Officer Presentations / Deputation Presentations / Councillor Comment
12.5	<p>Annual Review of City of Belmont Environment and Sustainability Strategy (2019 Version)</p> <p><u>Deputation Presentation</u></p> <p>Nil.</p> <p><u>Officer Presentation</u></p> <p>Nil.</p> <p><u>Notes from Forum</u></p> <ul style="list-style-type: none"> • The Stakeholder Management Plan is being reviewed and the establishment of a community advisory group is being considered. Officers stated that there needs to be a clear purpose for the Group and ensure community members are engaged for that purpose. <p><u>Further Information to be Provided</u></p> <p>Nil.</p> <p>8.00pm The Manager Parks and Environment, the Coordinator Environment and the Media and Communications Officer departed and meeting and did not return.</p> <p>8.00pm The Director Infrastructure Services departed the meeting.</p> <p>8.01pm The Director Infrastructure Services returned to the meeting.</p>

OCM Item No.	Officer Presentations / Deputation Presentations / Councillor Comment
12.6	Request for Rate Exemption – The Marist Fathers for the Province of Australia – 5/17 Hehir Street, Belmont <u>Deputation Presentation</u> Nil. <u>Officer Presentation</u> Nil. <u>Notes from Forum</u> Nil. <u>Further Information to be Provided</u> Nil.

OCM Item No.	Officer Presentations / Deputation Presentations / Councillor Comment
12.7	Q03/2019 – Construction of Concrete Paths and Vehicular Crossover <u>Deputation Presentation</u> Nil. <u>Officer Presentation</u> Nil. <u>Notes from Forum</u> Nil. <u>Further Information to be Provided</u> Nil.

OCM Item No.	Officer Presentations / Deputation Presentations / Councillor Comment
12.8	<p data-bbox="373 255 884 286">Accounts for Payment – March 2019</p> <p data-bbox="373 322 716 353"><u>Deputation Presentation</u></p> <p data-bbox="373 389 416 421">Nil.</p> <p data-bbox="373 490 657 521"><u>Officer Presentation</u></p> <p data-bbox="373 557 416 589">Nil.</p> <p data-bbox="373 658 632 689"><u>Notes from Forum</u></p> <p data-bbox="373 759 416 790">Nil.</p> <p data-bbox="373 826 861 857"><u>Further Information to be Provided</u></p> <p data-bbox="373 893 416 925">Nil.</p>

OCM Item No.	Officer Presentations / Deputation Presentations / Councillor Comment
12.9	<p data-bbox="373 1086 1038 1117">Monthly Activity Statement as at 31 March 2019</p> <p data-bbox="373 1153 716 1184"><u>Deputation Presentation</u></p> <p data-bbox="373 1220 416 1252">Nil.</p> <p data-bbox="373 1321 657 1352"><u>Officer Presentation</u></p> <p data-bbox="373 1388 416 1420">Nil.</p> <p data-bbox="373 1489 632 1520"><u>Notes from Forum</u></p> <p data-bbox="373 1556 416 1588">Nil.</p> <p data-bbox="373 1657 861 1688"><u>Further Information to be Provided</u></p> <p data-bbox="373 1724 416 1756">Nil.</p>

7. MATTERS FOR WHICH THE MEETING MAY BE CLOSED

7.1 TENDER 18/2018 – MANAGEMENT AND OPERATION OF THE BELMONT OASIS LEISURE CENTRE

OCM Item No.	Officer Presentations / Deputation Presentations / Councillor Comment
14.1	<p data-bbox="373 421 1441 488">Late Item - Tender 18/2018 – Management and Operation of the Belmont Oasis Leisure Centre</p> <p data-bbox="373 524 715 557"><u>Deputation Presentation</u></p> <p data-bbox="373 591 416 624">Nil.</p> <p data-bbox="373 692 655 725"><u>Officer Presentation</u></p> <p data-bbox="373 759 416 792">Nil.</p> <p data-bbox="373 860 632 893"><u>Notes from Forum</u></p> <ul data-bbox="373 927 1428 1240" style="list-style-type: none"><li data-bbox="373 927 1428 1039">• This is a confidential late item and will be circulated to Councillors tomorrow. A presentation will be given at the OCM next Tuesday behind closed doors.<li data-bbox="373 1061 1428 1128">• It is not possible to delay this to another meeting as there is a very tight time schedule.<li data-bbox="373 1151 1428 1240">• The CEO was happy to receive any questions Councillors may have on the report prior to the OCM meeting. <p data-bbox="373 1308 860 1341"><u>Further Information to be Provided</u></p> <p data-bbox="373 1375 416 1408">Nil.</p>

8. CLOSURE

There being no further business, the Presiding Member thanked everyone for their attendance and closed the meeting at 8.04 pm.