



City of Belmont
AGENDA BRIEFING FORUM
MATRIX

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13 November 2018

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TABLED ATTACHMENTS INDEX

Tabled Attachment 1 – Item 6.1 (12.1) refers
Tabled Attachment 2 – Item 6.1 (12.1) refers

**Councillors are reminded to retain the attached
Ordinary Council Meeting Agenda (inclusive of the OCM Attachments)
for deliberation at the meeting scheduled for 20 November 2018**

**INFORMATION MATRIX FROM THE AGENDA BRIEFING FORUM HELD IN THE
COUNCIL CHAMBERS OF CITY OF BELMONT CIVIC CENTRE, 215 WRIGHT
STREET, CLOVERDALE ON TUESDAY, 13 NOVEMBER 2018 COMMENCING AT
7.00PM**

**AGENDA BRIEFING FORUM
INFORMATION MATRIX**

PRESENT

Cr P Marks, Mayor (Presiding Member)	East Ward
Cr R Rossi, JP, Deputy Mayor	West Ward
Cr M Bass	East Ward
Cr J Davis	South Ward
Cr J Powell	South Ward
Cr S Wolff	South Ward
Cr L Cayoun	West Ward
Cr G Sekulla, JP	West Ward

IN ATTENDANCE

Mr R Garrett	Director Corporate and Governance
Mrs J Hammah	Director Community and Statutory Services
Mr M Ralph	A/Director Technical Services
Mr J Olynyk, JP	Manager Governance
Mr W Loh (<i>dep 8.01pm</i>)	Manager Planning Services
Mrs M Lymon	Principal Governance and Compliance Advisor
Ms C Gilbert (<i>dep 8.01pm</i>)	Planning Officer
Mrs J Barnes	Senior Governance Officer

MEMBERS OF THE GALLERY

There were three members of the public in the gallery.

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 Bass to read aloud the Affirmation of Civic Duty and Responsibility on behalf of Councillors and Officers. Cr Bass 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 B Ryan (Apology)
Mr J Christie (Apology)

East Ward
Chief Executive Officer

3. DECLARATIONS OF INTEREST THAT MIGHT CAUSE A CONFLICT

3.1 FINANCIAL INTERESTS

Nil.

3.2 DISCLOSURE OF INTEREST THAT MAY AFFECT IMPARTIALITY

Name	Item No and Title
Cr Rossi	Item 12.1 Change of Use from Single House to Holiday House at Lot 457 (84B) Armadale Road, Rivervale

4. ANNOUNCEMENTS BY THE PRESIDING MEMBER (WITHOUT DISCUSSION)

4.1 ANNOUNCEMENTS

Nil.

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

7.03 pm The Presiding Member opened the period allotted for Public Submission Time and called for submissions from the Public Gallery. As no submissions were received, the Presiding Member closed Public Submission Time.

6. ORDINARY COUNCIL MEETING AGENDA FOR MEETING TO BE HELD 20 NOVEMBER 2018

6.1 AGENDA ITEMS FOR REVIEW

AGENDA ITEMS FOR REVIEW	
OCM Item No.	Officer Presentations / Deputation Presentations / Councillor Comment
12.1	<p>Change of Use From Single House to Holiday House at Lot 457 (84B) Armadale Road, Rivervale</p> <p><u>Deputation Presentation</u></p> <p>Ms S Gardiner-Wilson, 86 Armadale Road, Rivervale and Ms M Martin, 107 Fitzroy Road, Rivervale</p> <p>Ms Gardiner-Wilson spoke in opposition of the Officer Recommendation for Item 12.1.</p> <p>(Refer Tabled Attachment 1 for further information).</p> <p><u>Officer Presentation</u></p> <p>The 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 of Subject Site • Image of the Subject Site • Referral Area • Proposal and Floor Plan • Property Management Plan key points • Amenity Impacts • Land Use Considerations • Temporary Approval/Management Plan Review/Complaints Register • Recommendation • Questions <p>(Refer Tabled Attachment 2 for further information).</p> <p><u>Notes from Forum</u></p> <ul style="list-style-type: none"> • The owner of the property had previously been operating without obtaining approval and without any Property Management Plan in place. • If refused, the owner will have the right to appeal through the State Administrative Tribunal. The condition of no more than six persons is consistent with the Residential Codes definition of dwelling.

AGENDA ITEMS FOR REVIEW	
OCM Item No.	Officer Presentations / Deputation Presentations / Councillor Comment
	<ul style="list-style-type: none"> • The recommendation for a temporary approval is due to the Parliamentary Inquiry and will afford the City the opportunity to reconsider the application at the end of the temporary period. As the City had not received any previous complaints, a planning argument to refuse the application would be difficult to win at this stage. • Officers are aware there are a number of unregistered short-stay holiday houses operating within the City of Belmont and the City have previously prosecuted two. • The City tries to resolve compliance issues rather than just prosecuting. Time and expenses that the City dedicates to enforcing and prosecuting people is not cost effective, however, the City will prosecute when there is evidence of consistent breaches. • If there is a problem at the property, community security watch can be requested to drive past and record what is happening and that is logged as evidence. • If the Owner and/or immediate family members are staying at the property, they are bound by the conditions of the short stay management plan as that would be the approved use for the property. • It has been recommended that Council seeks a change to the Management Plan to limit check-in times to before 10pm and after 7am to minimise the impact on neighbours. • The complaints register will be required for the full 12 months and the City is recommending that the Property Manager submits the register at 6 months for Officers to consider and compare it to any complaints received by the City. • If approval is given for the property to become a Holiday House, commercial rates will apply. • The Parliamentary Inquiry is going to be very important. The issue of Holiday Homes does need to be addressed but we do need to wait for the results of the inquiry. <p><u>Further Information to be Provided</u></p> <ul style="list-style-type: none"> • The Director Community and Statutory Services agreed to arrange a meeting on site with adjoining residents before the 20 November 2018 Ordinary Council Meeting.

OCM Item No.	Officer Presentations / Deputation Presentations / Councillor Comment
12.2	<p>Amendment No. 12 to Local Planning Scheme No. 15 – Deletion of Special Control Area (Development Area 8)</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> <p>Nil.</p> <p><u>Further Information to be Provided</u></p> <p>Nil.</p>

OCM Item No.	Officer Presentations / Deputation Presentations / Councillor Comment
12.3	<p>Formal Adoption of the Annual Report 2017-2018</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> <p>Nil.</p> <p><u>Further Information to be Provided</u></p> <p>Nil.</p>

OCM Item No.	Officer Presentations / Deputation Presentations / Councillor Comment
12.4	<p>Standing Orders Amendment Local Law (2) 2018 – Final Adoption</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> <p>Nil.</p> <p><u>Further Information to be Provided</u></p> <p>Nil.</p>

OCM Item No.	Officer Presentations / Deputation Presentations / Councillor Comment
12.5	<p>Appointment of Western Australian Electoral Commission to Conduct City of Belmont Elections by Postal Vote Method</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"> • As the postal voting has never been undertaken in-house, there is no indication of the cost. • Postal voting is recommended as the market is larger with a greater response rate. <p><u>Further Information to be Provided</u></p> <p>Nil.</p>

8.01pm The Manager Planning Services and the Planning Officer departed the meeting and did not return.

OCM Item No.	Officer Presentations / Deputation Presentations / Councillor Comment
12.6	Audit Plan - 2019 <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	Operational Comparison – CCC Report Into How Conflicts of Interest Undermine Good Governance – A Report on the Chief Executive Officer of the Shire of Halls Creek and CCC Report on Matters of Serious Misconduct in the Shire of Exmouth <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	Accounts for Payment – October 2018 <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
12.9	Monthly Activity Statement as at 31 October 2018 <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
13.2	<p>Notice of Motion (Cr Cayoun) – Audio Visual Streaming of Ordinary Council Meetings</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> <p>Nil.</p> <p><u>Further Information to be Provided</u></p> <p>Nil.</p>

OCM Item No.	Officer Presentations / Deputation Presentations / Councillor Comment
13.3	<p>Notice of Motion (Cr Sekulla) – Heritage Significance of Lee Steere House – Lot 452 (70) Grandstand Road, Ascot</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> <p>Nil.</p> <p><u>Further Information to be Provided</u></p> <ul style="list-style-type: none"> • The Director Community and Statutory Services undertook to inform Councillors of the actual age of the property.

7. MATTERS FOR WHICH THE MEETING MAY BE CLOSED

Nil.

8. CLOSURE

There being no further business, the Presiding Member thanked everyone for their attendance and closed the meeting at 8.03pm.