



## **Agenda Briefing Forum**

# **Matrix**

15 August 2023

**BELMONT**  
CITY OF OPPORTUNITY



# CITY OF BELMONT

## Agenda Briefing Forum

### Matrix

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15 August 2023

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### **Tabled Attachments Index**

Attachment 5.1.1 – Item 5.1 (12.10) refers

Attachment 6.1.1 – Item 6.1 (12.1) refers

Attachment 6.1.2 – Item 6.1 (12.1) refers

Attachment 6.1.3 – Item 6.1 (12.2) refers

Attachment 6.1.4 – Item 6.1 (12.2) refers

Attachment 6.1.5 – Item 6.1 (12.10) refers

### **Confidential Attachments Index**

Confidential Attachment 6.1.1 – Item 6.1 (12.13) refers

**Councillors are reminded to retain the Ordinary Council Meeting Agenda and any confidential papers for deliberation at the next Ordinary Council Meeting.**

### **Alternative Formats**

This document is available on the City of Belmont website and can be requested in alternative formats including electronic format by email, in hardcopy both in large and standard print and in other formats as requested. For further information please contact the Community Development team on (08) 9477 7219. For language assistance please contact TIS (Translating and Interpreting Service) on 131 450.

**Matrix from the Agenda Briefing Forum held in the Council Chamber of the City of Belmont Civic Centre, 215 Wright Street, Cloverdale on Tuesday 15 August 2023 commencing at 7.03pm.**

# Matrix

## Present

Cr P Marks, Mayor (Presiding Member)	East Ward
Cr R Rossi, JP (Deputy Mayor)	West Ward
Cr B Ryan	East Ward
Cr N Carter	South Ward
Cr J Davis	South Ward
Cr S Wolff	South Ward
Cr G Sekulla, JP	West Ward
Cr D Sessions	West Ward

## In attendance

Mr J Christie	Chief Executive Officer
Mr S Downing	Director Corporate and Governance
Mr W Loh (dep 8.46pm)	Acting Director Development and Communities
Mr D Boylan (dep 8.46pm)	Acting Director Infrastructure Services
Mr S Morrison (dep 8.45pm)	Manager Works
Mr J Bidwell (dep 8.07pm)	Manager City Projects
Ms A Bird	Manager Governance, Strategy and Risk
Ms G Carter-Nguyen (dep 8.44pm)	Manager PR and Stakeholder Engagement
Mr A Bott (dep 7.43pm)	Acting Manager Planning Services
Mrs J Cherry-Murphy	Senior Governance Officer

## Members of the gallery

There were 6 members of the public in the gallery and no press representatives.



# I Official Opening

**7.03pm The Presiding Member welcomed all those in attendance and declared the meeting open.**

The Presiding Member read aloud the Acknowledgement of Country.

## Acknowledgement of Country

Before I begin, I would like to acknowledge the Whadjuk Noongar people as the Traditional Owners of this land and pay my respects to Elders past, present and emerging.

I further acknowledge their cultural heritage, beliefs, connection and relationship with this land which continues today.

The Presiding Member invited Cr Carter to read aloud the Affirmation of Civic Duty and Responsibility on behalf of Councillors and Officers. Cr Carter 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 efficient, effective and orderly decision making within this forum.

# 2 Apologies and leave of absence

Nil.

## 3 Declarations of interest that might cause a conflict

### 3.1 Financial Interests

Name	Item No and Title	Nature of Interest (and extent, where appropriate)
Mr J Christie	7.2 (OCM Item 14.2) - Staff Matter Chief Executive Officer Annual Performance Appraisal 2022-2023	Relates directly to the performance and remuneration of the Chief Executive Officer.

### 3.2 Disclosure of interest that may affect impartiality

Name	Item No and Title	Nature of Interest (and extent, where appropriate)
Cr R Rossi	6.1 (OCM Item 12.7) - Naming of the Local History Room in the City of Belmont Museum the Peg Parkin Local History Room	I put forward the suggestion to name the room and I have known the late peg Parkin from volunteering with her at the Belmont Museum.
Cr N Carter	7.1 (OCM Item 14.1) - Code of Conduct Matter - Confidential Matter in accordance with <i>Local Government Act 1995</i> Section 5.23(h)	Nature of interest is not included due to the confidential nature of the matter being considered.
Cr J Davis	7.1 (OCM Item 14.1) - Code of Conduct Matter - Confidential Matter in accordance with <i>Local</i>	Nature of interest is not included due to the confidential nature of the matter being considered.

	<i>Government Act 1995 Section 5.23(h)</i>	
Cr G Sekulla	7.1 (OCM Item 14.1) - Code of Conduct Matter - Confidential Matter in accordance with <i>Local Government Act 1995 Section 5.23(h)</i>	Nature of interest is not included due to the confidential nature of the matter being considered.
Cr D Sessions	7.1 (OCM Item 14.1) - Code of Conduct Matter - Confidential Matter in accordance with <i>Local Government Act 1995 Section 5.23(h)</i>	Nature of interest is not included due to the confidential nature of the matter being considered.

## 4 Announcements by the Presiding Member (without discussion) and declarations by Members

### 4.1 Announcements

Nil.

### 4.2 Disclaimer

**7.06pm 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.

#### **4.3 Declarations by Members who have not given due consideration to all matters contained in the business papers presently before the meeting**

Nil.

### **5 Public submission time**

**7.05pm** The Presiding Member opened the period allotted for Public Submission Time and drew the gallery's attention to the Rules for Public Submission Time. Two Public Submissions were received.

#### **5.1 Ms L Hollands, Redcliffe**

In accordance with Clause 6.7 (1) (b) of the *Standing Orders Local Law 2017* and Clause a) of the Rules for Agenda Briefing Forum Public Submission Time and Deputations, the Presiding Member refused Ms Hollands' submission in relation to Item 12.1 as it was not demonstrated to the Presiding Member's satisfaction that she was directly affected by the matter.

#### **5.2 Ms J Gee, Cloverdale**

Ms J Gee spoke in relation to Item 12.10 - Review of Council Policies.

(Refer Tabled Attachment 5.2.1 for further information)

## CITY OF BELMONT

Date: 20 April 2021  
Version No. 2Public Submission Time and  
Deputation Proforma

Please ensure that your presentation complies with the Rules of Public Submission Time and Deputations as published in the Agenda Briefing Forum Programme and as printed overleaf.

Name	Jamel Gee
------	-----------

Address	2/97 Gabriel St Coleraine.
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Business, Organisation or Group (if presenting on behalf of)	
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Agenda Briefing Forum Date:	15/8/22	Report Item No. referred to:	
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Please tick the appropriate box below to indicate what type of presentation you wish to make.	Submission <input checked="" type="checkbox"/>	Deputation <input type="checkbox"/>
---	--	-------------------------------------

Are you speaking in support or opposition to the matter? Please tick appropriate box.	Support <input type="checkbox"/>	Oppose <input type="checkbox"/>
---	----------------------------------	---------------------------------

Please write a brief overview of your submission / deputation as clearly and concisely as possible – Remember – there are strict time limits applicable. The Presiding Member may limit presenters to a shorter period, if time is restricted.

Policy addition

Additional space provided overleaf for Submission/Deputation – Please tick box if continued overleaf ☐

7.14pm The Presiding Member closed Public Submission Time.

## **6 Ordinary Council Meeting Agenda for meeting to be held on 22 August 2023**

### **6.1 Agenda items for review**

#### **OCM Item 12.1**

#### **Amendment to Approval to Increase Student and Staff numbers at Educational Establishment - Lot 2 (154) Epsom Avenue, Belmont**

##### **Deputation Presentation**

Mr J Hofland - Rowe Group (on behalf of applicant) spoke in opposition to the Officer Recommendation.

(Refer Tabled Attachment 6.1.1)

##### **Officer Presentation**

The Acting Manager Planning Services provided a presentation which included the following:

- Location Plan
- Background
- Current Proposal
- Amended Site Plan
- Increase in numbers
- Parking Management Plan
- Consultation
- Recommendation

(Refer Tabled Attachment 6.1.2)

##### **Notes from Forum**

- The City has not discussed parking on other sites with the applicant specifically, it is expected this would be for the applicant to consider on their own volition. Parking on other sites would have to be through an agreement with the site landowner and a development application. In addition, parking agreements have to be for bays that are extra to those required for the site and this can become restrictive.
- Further options are being explored through the Infrastructure Team with regard to the submission about a blocked driveway.

### **OCM Item 12.1**

#### **Amendment to Approval to Increase Student and Staff numbers at Educational Establishment - Lot 2 (154) Epsom Avenue, Belmont**

- Parking Management Plans in this situation are not found to be effective as you cannot compel anyone to use public transport.

#### **Further Information to be Provided**

- The Acting Manager Planning Services undertook to investigate whether end of trip facilities are currently available at the site.

### **OCM Item 12.2**

#### **Final Adoption - Amendment No. 20 to Local Planning Scheme No. 15 – Rezoning Strata Lot 1, Strata Lot 2 and common property on Strata Plan 64896 (No. 39 And 39a) Keane Street, Kewdale from ‘Residential’ to ‘Places of Public Assembly’**

#### **Deputation Presentation**

Mr T Will - Taylor Burrell Barnett (on behalf of Perth Alliance Church) spoke in support of the Officer Recommendation.

(Refer Tabled Attachment 6.1.3 for further information)

#### **Officer Presentation**

The Acting Manager Planning Services provided a presentation which included the following:

- Location
- Background
- Advertising
- Parking concerns
- Officer recommendation

(Refer Tabled Attachment 6.1.4 for further information)

#### **Notes from Forum**

- The two blocks would not necessarily need to be amalgamated. It would depend on any future development application.

#### **Further Information to be Provided**

Nil.

7.43pm The Acting Manager Planning Services departed the meeting and did not return.

**Note:**

The Presiding Member advised that in accordance with Section 5.23(2)(b) of the *Local Government Act 1995* if there was any discussion or debate on the Confidential Attachments for Item 12.3, Council would need to go behind closed doors.

As there were no questions or debate on the confidential attachments for this item, the meeting did not proceed behind closed doors.

### **OCM Item 12.3 Community Service Awards 2023**

#### **Deputation Presentation**

Nil.

#### **Officer Presentation**

Nil.

#### **Notes from Forum**

Nil.

#### **Further Information to be Provided**

Nil.

**Note:**

The Presiding Member advised that in accordance with Section 5.23(2)(c)(e) of the *Local Government Act 1995* if there was any discussion or debate on the Confidential Attachments for Item 12.4, Council would need to go behind closed doors.

As there were no questions or debate on the confidential attachments for this item, the meeting did not proceed behind closed doors.



**OCM Item 12.4**  
**Tender 05-2023 - Security Office Fitout**

**Deputation Presentation**

Nil.

**Officer Presentation**

Nil.

**Notes from Forum**

Nil.

**Further Information to be Provided**

Nil.

**OCM Item 12.5**  
**Environment and Sustainability Strategy 2023 - 2033 - Advertising for Public Comment**

**Deputation Presentation**

Nil.

**Officer Presentation**

Nil.

**Notes from Forum**

Nil.

**Further Information to be Provided**

Nil.

**Note:**

The Presiding Member advised that in accordance with Section 5.23(2)(e)(iii) of the *Local Government Act 1995* if there was any discussion or debate on the Confidential Attachment for Item 12.6, Council would need to go behind closed doors.

As there were no questions or debate on the confidential attachments for this item, the meeting did not proceed behind closed doors.

**OCM Item 12.6**

**Belvidere Streetscape Revitalisation Project Business Case**

**Deputation Presentation**

In accordance with Clause 6.6 (1) (b) of the *Standing Orders Local Law 2017* and Clause a) of the Rules for Agenda Briefing Forum Public Submission Time and Deputations, the Presiding Member refused Ms Hollands' deputation as it was not demonstrated to the Presiding Member's satisfaction that she was directly affected by the matter.

**Officer Presentation**

Nil.

**Notes from Forum**

- The City is in contact with Western Power and has a meeting with them shortly. Stage 1 can progress without underground power.
- Should Western Power refuse to pay for the undergrounding of power, the City would need to consider whether to pay for the underground power or re-design the project to retain the overhead power.
- The decision before Council is to set the direction of the project. The design can be amended as required through the various phases of the project.
- A study of the existing usage of the parking has been undertaken. Not all parking is being removed. There will still be an abundance of parking. Within the business case the parking analysis outlines the parking requirements meet the need. The City does not own any land in the area on which to build a multi-storey car park.
- The area between Gardiner Street and Leake Street will still be bi-directional, but is a shared space which narrows the road, keeps the curbs flush and removes line marking to slow traffic right down and prioritise the movements of pedestrians and cyclists.
- The City has recently been included in Western Power's Targeted Underground Power Program (TUPP). The City now have the opportunity to discuss with them at a senior level what the programme may include.

## **OCM Item 12.6**

### **Belvidere Streetscape Revitalisation Project Business Case**

- The Project requires underground power to allow tree canopy to grow to full height and encourage owner redevelopment.
- The Project is estimated to start in January 2025 with full implementation completed within 30 months.
- The meeting with Western Power is on 24 August 2023 and Councillors will be kept informed.
- An external consultant's estimate for underground power of \$1.8m is included in the project costs.
- If the item was deferred next week, Council would then be under caretaker provisions and the project would not be progressed until November.
- If endorsed by Council next week, the design tender is likely to come before Council in December where Council will have an opportunity to re-assess and more information may be available from Western Power.
- Incentives for owners to redevelop would come under planning provisions for re-zoning. The planning framework does allow for quite substantial development and envisages further planning and incentives. The City cannot force landowners to redevelop. The City will engage with the new owners of the service station.
- Stage 1 of the Archer/Mint Street Project received a tender submission price of \$3.5m. This was revised through a value management approach down to \$2.05m and included reducing the project area, scope of works and quality of finishes. The next stage is estimated at \$1.5m and includes the section removed from the original tender. The estimates for the total length of Archer/Mint Street have not been revised since the concept design in 2020.
- Building on land which was previously a service station is likely to require remediation.

#### **Further Information to be Provided**

Nil.

**8:07pm The Manager City Projects departed the meeting and did not return.**

## **OCM Item 12.7**

### **Naming of the Local History Room in the City of Belmont Museum the Peg Parkin Local History Room**

#### **Deputation Presentation**

Nil.

## OCM Item 12.7

### Naming of the Local History Room in the City of Belmont Museum the Peg Parkin Local History Room

#### Officer Presentation

Nil.

#### Notes from Forum

- Cr Rossi did request a motion. However, the policy allows the Chief Executive Officer to make the decision as the facility is owned by the City. This matter was dealt with in accordance with the policy.
- Ruth Faulkner was the first female Councillor and Peg Parkin was the first female Mayor of the City of Belmont.
- Council Policy 57 - Naming of Council Facilities - clearly outlines the guidelines for naming of facilities.
- Landgate have very specific criteria for street/road names. There is more scope for naming parks and facilities.

#### Further Information to be Provided

- The Acting Director Infrastructure Services undertook to investigate whether any other facilities are named after Councillors.

#### Note:

The Presiding Member advised that in accordance with Section 5.23(2)(h) of the *Local Government Act 1995* if there was any discussion or debate on the Confidential Attachments for Item 12.8, Council would need to go behind closed doors.

As there were no questions or debate on the confidential attachments for this item, the meeting did not proceed behind closed doors.

## OCM Item 12.8

### Internal Audit Report

#### Deputation Presentation

Nil.

**OCM Item 12.8  
Internal Audit Report**

**Officer Presentation**

Nil.

**Notes from Forum**

Nil.

**Further Information to be Provided**

Nil.

**OCM Item 12.9  
Interim Audit Report July 2023**

**Deputation Presentation**

Nil.

**Officer Presentation**

Nil.

**Notes from Forum**

Nil.

**Further Information to be Provided**

Nil.

## **OCM Item 12.10 Review of Council Policies**

### **Deputation Presentation**

Ms L Hollands spoke in opposition to the Officer recommendation.  
(refer Tabled Attachment 6.1.5).

### **Officer Presentation**

Nil.

### **Notes from Forum**

Nil.

### **Further Information to be Provided**

Nil.

## **OCM Item 12.11 Accounts for Payment - July 2023**

### **Deputation Presentation**

Nil.

### **Officer Presentation**

Nil.

### **Notes from Forum**

Nil.

### **Further Information to be Provided**

Nil.

**OCM Item 12.12**  
**Monthly Activity Statement for July 2023**

**Deputation Presentation**

Nil.

**Officer Presentation**

Nil.

**Notes from Forum**

Nil.

**Further Information to be Provided**

Nil.

**Note:**

The Presiding Member advised that in accordance with Section 5.23(2)(c)(e) of the *Local Government Act 1995* in order for the Officer presentation to be presented Council would need to go behind closed doors.

8.29pm Carter moved, Davis seconded, that the meeting be closed in accordance with Section 5.23(2)(c)(e) of the *Local Government Act 1995*, the meeting proceed behind closed doors to receive the Officer presentation and discuss the Confidential Attachments for Item 12.13 - Tender 06-2023 - Waste Collection Services.

**Carried 8 Votes to 0**

**For: Carter, Davis, Marks, Rossi, Ryan, Sekulla, Sessions, Wolff**

**Against: Nil**

**OCM Item 12.13**  
**Tender 06-2023 - Waste Collection Services**

**Deputation Presentation**

Nil.

**Officer Presentation**

(refer Confidential Tabled Attachment 6.1.1 for further information).

**Notes from Forum**

(refer Matrix - Confidential Matters for further information).

**Further Information to be Provided**

Nil.

**8.44pm Cr Davis departed the meeting.**

**8:44pm The Manager Public Relations and Stakeholder Engagement departed the meeting and did not return.**

**8:45pm The Manager Works departed the meeting and did not return.**

**8.46pm Cr Davis returned to the meeting.**

**8.46pm The Acting Director Development and Communities and the Acting Director Infrastructure Services departed the meeting and did not return.**



## CITY OF BELMONT

Version Date: 07/04/22

## Public Submission Time and Deputation Proforma

Please ensure that your presentation complies with the Rules of Public Submission Time and Deputations as published in the Agenda Briefing Forum Programme and as printed overleaf.

Name	Jeremy Hofland (Rowe Group)
Address	Level 3, 369 Newcastle Street, Northbridge WA 6003
Business, Organisation or Group (if presenting on behalf of)	Anne-Marie Wragg & David Munrowd-Harris (landowner of 154 Epsom Avenue)

Agenda Briefing Forum Date:	15/8/23	Report Item No. referred to:	12.1
Please tick the appropriate box below to indicate what type of presentation you wish to make.		<input type="checkbox"/> Submission	<input checked="" type="checkbox"/> Deputation
Are you speaking in support or opposition to the matter? Please tick appropriate box.		<input type="checkbox"/> Support	<input checked="" type="checkbox"/> Oppose
<p><i>Please write a brief overview of your submission / deputation as clearly and concisely as possible – Remember – there are strict time limits applicable. The Presiding Member may limit presenters to a shorter period, if time is restricted.</i></p> <ul style="list-style-type: none"> <li>- The business was originally approved on 22 November 2012 on the basis that an average of 26 students and 5 staff attend at any one time. No condition was imposed on this approval that limited the maximum number of students and staff that could attend the site.</li> <li>- This application to amend the original approval has been made upon request by the City to clarify student and staff numbers on the site.</li> <li>- This application proposes to define a maximum amount of 48 students and 9 staff.</li> <li>- We oppose the recommended imposition of condition 8 which seeks to restrict the use to a maximum of 26 students and 5 staff on the site on the basis that:             <ol style="list-style-type: none"> <li>This position is more onerous than the original approval.</li> <li>The proposal complies with the parking requirements of LPS 15.</li> <li>The report does not explain how the City has arrived at its recommendation to limit the use to 26 students and 5 staff.</li> <li>There has been no discussion or negotiation with our client prior to this report being published.</li> <li>There are opportunities to further analyse the parking situation and/or refine our proposal to address the City's concerns.</li> </ol> </li> <li>- We request that Council defer this matter to a future meeting to allow for discussions to take place with the City.</li> </ul>			
Additional space provided overleaf if required. Please tick box if continued overleaf <input type="checkbox"/>			

# CITY OF BELMONT

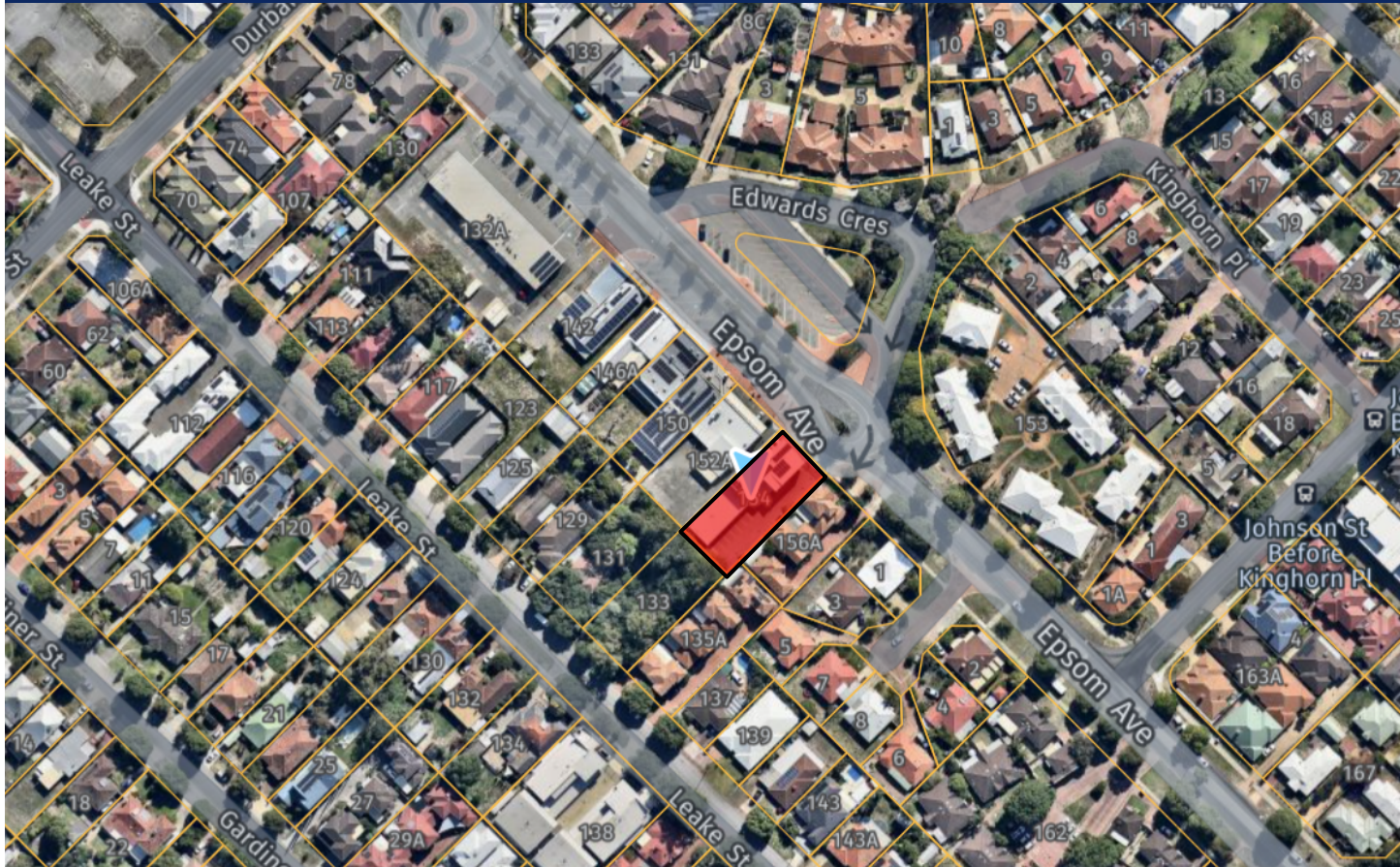
## **Amendment to Approval – 154 Epsom Avenue, Belmont**

Agenda Briefing Forum

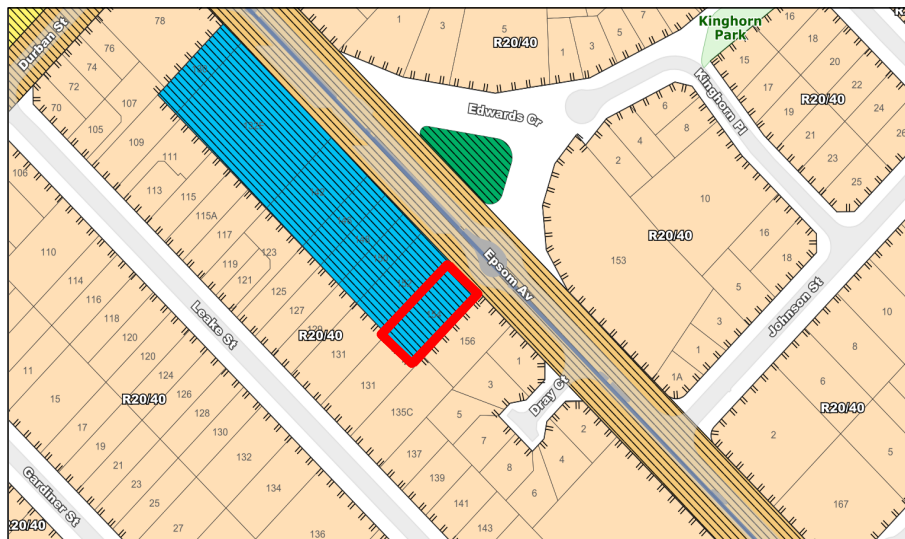
15 August 2023



# Location Plan



## Extract from Local Planning Scheme Map Showing Zoning of Subject Site and Surrounding Zonings



### REGION SCHEME RESERVES (MRS)

Orange	Civic and Cultural	Yellow	Public Purposes
Blue	Other Regional Roads	CP	Public Purposes - Car Park
Green	Parks and Recreation	CG	Public Purposes - Commonwealth Government
Light Green	Parks and Recreation - restricted	HS	Public Purposes - High School
Dark Green	Port Installations	H	Public Purposes - Hospital
Red	Primary Regional Roads	P	Public Purposes - Prison
Grey	Railways	SU	Public Purposes - Special Uses
Yellow	State Forests	SEC	Public Purposes - State Energy Commission
Light Blue	Waterways	TS	Public Purposes - Technical School
Blue with dots	Water Catchments	U	Public Purposes - University
		WSD	Public Purposes - Water Authority of WA

### LOCAL SCHEME RESERVES

White	Local road	Yellow with dots	Public Purposes : Police
Orange with dots	Major Distribution Road	Yellow with dots	Public Purposes : Primary School
Green	Parks and Recreation	Yellow with dots	Public Purposes : Telstra
Dark Green	Parks and Recreation : Water Supply Sewerage and Drainage	Yellow with dots	Public Purposes : Transport Depot
Yellow with dots	Public Purposes : Ambulance Depot	Yellow with dots	Public Purposes : Water Authority of WA
Yellow with dots	Public Purposes : Civil Defence		

### LOCAL SCHEME ZONES

Orange	Civic and Cultural	PSC	Place of Public Assembly : Pre-School Centre
Blue	Commercial	PPS	Place of Public Assembly : Private School
Purple	Industrial	RG	Place of Public Assembly : Racecourse
Light Blue	Mixed Business	Residential (R20 Density Unless Otherwise Shown)	Residential and Stables
Pink	Mixed Use	Service Station	Service Station
Green	Place of Public Assembly	Special Development Precinct	Special Development Precinct
C	Place of Public Assembly : Club	TC	Town Centre
W	Place of Public Assembly : Place of Public Worship		

# Background

- Originally approved as an 'Educational Establishment' in November 2012
- Based on the attendance figures submitted by the applicant (5 staff and 26 students).
- The 12 on site parking bays complied with the LPS 15 parking requirements (1 bay per 4 students).
- Based on 7 bays for students and 5 bays for staff

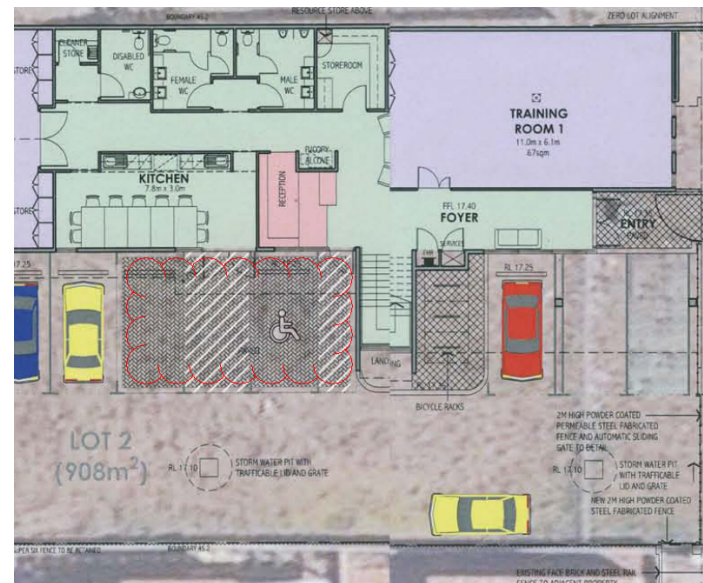


## Current Proposal

- Seeks to amend the 2012 approval to:
  1. Amend the site plan to reflect the existing onsite parking layout
  2. Insert a condition for 9 staff and 48 students
- Supported by a proposed Parking Management Plan (PMP)

# Amended Site Plan

- Ensures approved plan aligns with the current on site parking layout
- No change to the overall number of bays
- Recommend support for this modification



## Increase in numbers

- Applicant submits amendment is compliant with LPS15:
  - “Education Establishment – Other’ category, (1 bay per 4 students).
  - 12 on-site bays allows for 48 students (no staff parking requirement).
- As an amended application necessary to consider:
  - The history of the site (i.e previous approval and its parking arrangements)
  - The overall adequacy of parking for the use. Including the adequacy of onsite and offsite parking for all users
  - Compliance with LPS15 doesn’t necessarily mean parking arrangements are adequate



## Increase in numbers

- Officers undertook parking observations over a 3-week period.
- Average of 26 vehicles associated with premises

### On site parking

- All onsite bays were fully occupied and cars were informally parking in driveway

### Off site parking

- High use on public parking bays in Epsom Avenue.
- High use of unrestricted public bays

## Increase in numbers

- From observations, LPS15 requirements do not reflect the reality of parking demand
- Onsite and offsite parking is considered inadequate to cater for 48 students and 9 staff
- There is merit in clarifying numbers via a condition
- Recommend condition reflect the basis of the original application (5 staff and 26 students)

# Parking Management Plan (PMP)

- PMP submitted to encourage use of public transport, carpooling, non-car options
- Also Inform attendees of parking restrictions
- Doubts the plan will reduce parking demand enough for an increase in numbers
- Given observations, implementation of the Parking Management Plan is considered necessary, regardless of increases in numbers

# Consultation

- Advertised from 17 to 31 July 2023
- 6 submissions were received objecting to the application
- Issues raised include:
  - Vehicles blocking private driveways
  - Students occupying public bays and the subsequent lack of availability
  - Recent parking restrictions



# Recommendation

- To approve the revised site plan
- Apply a condition for a maximum of 26 students and 5 staff
- Apply a condition for the implementation of the Parking Management Plan



## City of Belmont

215 Wright Street, Cloverdale WA 6105  
Locked Bag 379, Cloverdale WA 6985  
Open 8:30am - 4:45pm, Monday - Friday

9477 7222  
(A/H) 9477 7224  
[belmont@belmont.wa.gov.au](mailto:belmont@belmont.wa.gov.au)  
[belmont.wa.go.au](http://belmont.wa.go.au)



**From:** no-reply@belmont.wa.gov.au  
**Sent:** Mon, 14 Aug 2023 18:08:01 +0800  
**To:** "Belmont" <Belmont.Belmont@belmont.wa.gov.au>  
**Subject:** Public Submission Time and Deputation Proforma



**City of  
Belmont**

Hi Governance Team,

You have a new public submission or deputation from  
Trent Will for the 15 August 2023 Meeting.

<b>PublicSubmissionDeputationID</b>	14
<b>Form inserted</b>	14/08/2023 6:07:25 PM
<b>Form updated</b>	14/08/2023 6:07:25 PM
<b>Date of Meeting</b>	15 August 2023
<b>First name</b>	Trent
<b>Last name</b>	Will
<b>Address</b>	160 St Georges Terrace, Perth
<b>Email address</b>	trent@tbbplanning.com.au
<b>Business, organisation or group (if presenting on behalf of)</b>	Taylor Burrell Barnett on behalf of the Perth Alliance Church
<b>Please indicate what type of presentation will be made</b>	Deputation
<b>Please tick to indicate if your submission or deputation is in support or opposition to the Officer Recommendation</b>	Support

Agenda item number
12.2
Enter your submission/deputation
We are pleased to note the officer's recommendation for approval of the scheme amendment at No. 39 Keane Street, Kewdale. We wish to thank the officers for their handling of the application. The applicant (Perth Alliance Church) makes a continuing contribution not just to their members, but to the broader community. They offer worship services in Mandarin, Cantonese and English and hold a number of activities and services for the community during the week. The Perth Alliance Church has experienced growing membership over the last few years. And as a result, the Church purchased the adjoining land at 39 and 39A Keane Street in 2018 and 2019 respectively. This amendment allows these properties to be used for a place of worship (which is currently prohibited in the residential zone). The rezoning would provide

additional space for the church to conduct administrative operations from the existing building and enables the option for redevelopment in the longer term future (although there are no plans in place currently for a full scale redevelopment). We respectfully request Council's support for the scheme amendment and would be pleased to answer any questions.

Thanks,

City of Belmont





# CITY OF BELMONT

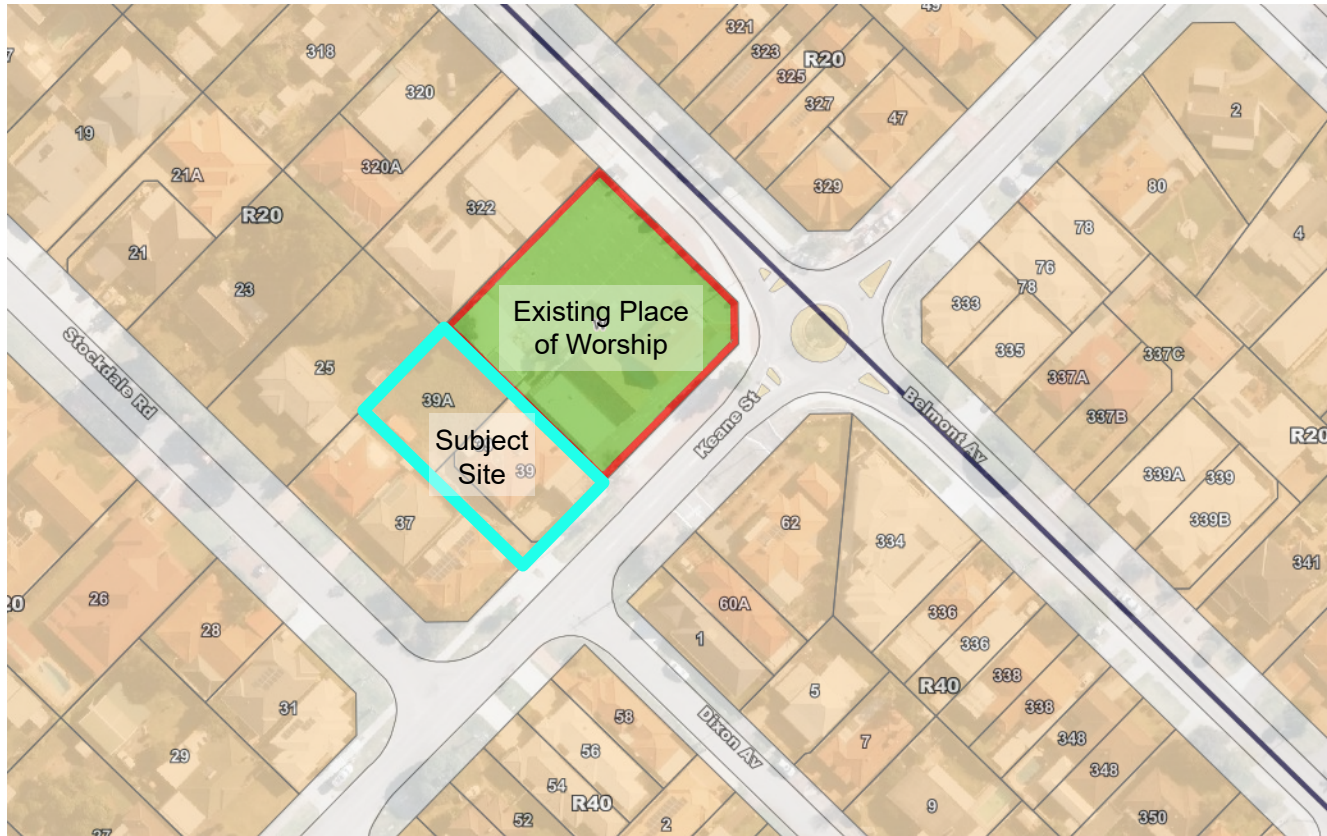
## **Scheme Amendment No. 20**

Agenda Briefing Forum

15 August 2023



# Location



# Background

- Amendment No. 20 proposes to:
  - Rezone 39 and 39A Keane Street from Residential R20 to Places of Public Assembly.
- Council initiated Amendment No. 20 for advertising at the February 2023 OCM.



## Parking Concerns

- The Amendment does not imply automatic development rights to the land.
- Any future proposal will require an application and be assessed against the requirements of LPS 15.
- City may request traffic impact statement and parking management plan.

## Officer Recommendation

- Consider the submissions received and endorse the responses to those submissions.
- Support Amendment No. 20 with a recommendation that it be approved by the Minister for Planning without modification.
- Advise those who made a submission of Council's resolution.





## CITY OF BELMONT

Date: 20 April 2021  
Version No. 2Public Submission Time and  
Deputation Proforma

Please ensure that your presentation complies with the Rules of Public Submission Time and Deputations as published in the Agenda Briefing Forum Programme and as printed overleaf.

Name	Lisa Hollands
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Address	2 melle Ave Redcliff
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Business, Organisation or Group (if presenting on behalf of)	
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Agenda Briefing Forum Date:	15/8/23	Report Item No. referred to:	12.10
Please tick the appropriate box below to indicate what type of presentation you wish to make.		Submission <input type="checkbox"/>	Deputation <input checked="" type="checkbox"/>
Are you speaking in support or opposition to the matter? Please tick appropriate box.		Support <input type="checkbox"/>	Oppose <input checked="" type="checkbox"/>

Please write a brief overview of your submission / deputation as clearly and concisely as possible – Remember – there are strict time limits applicable. The Presiding Member may limit presenters to a shorter period, if time is restricted.

Polices

Additional space provided overleaf for Submission/Deputation – Please tick box if continued overleaf ☐

## 7 Matters for which the meeting may be closed

8.50pm The Chief Executive Officer departed the meeting.

### 7.1 Code of Conduct Matter - Confidential Matter in accordance with Local Government Act 1995 Section 5.23(h)

Cr Carter, Cr Davis, Cr Sekulla and Cr Sessions disclosed at Item 3 of the Programme “Disclosure of Interest” an Impartiality Interest in the following item in accordance with Regulation 22 of the *Local Government (Model Code of Conduct) Regulations 2021*.

#### OCM Item 14.1

#### Code of Conduct Matter - Confidential Matter in accordance with *Local Government Act 1995 Section 5.23(h)*

##### Deputation Presentation

Nil.

##### Officer Presentation

Nil.

##### Notes from Forum

(refer Agenda Brief Forum Matrix - Confidential Matters for further information).

##### Further Information to be Provided

Nil.

9.09pm Cr Davis departed the meeting.



## **7.2 Staff Matter Chief Executive Officer Annual Performance Appraisal 2022-2023 - Confidential Matter in accordance with Local Government Act 1995 Section 5.23(a)**

Mr J Christie disclosed at Item 3 of the Programme “Disclosure of Interest” a Direct Financial Interest in the following item in accordance with s.5.60A of the Local Government Act 1995 and departed the meeting.

**9.12pm Cr Carter departed the meeting.**

### **OCM Item 14.2 Staff Matter - Chief Executive Officer Annual Performance Appraisal 2022-2023 - Confidential Matter in accordance with *Local Government Act 1995* Section 5.23(h)**

#### **Deputation Presentation**

Nil.

#### **Officer Presentation**

Nil.

#### **Notes from Forum**

Nil.

#### **Further Information to be Provided**

Nil.

**9.13pm Sessions moved, Wolff seconded, that the meeting again be open to the public.**

**Carried 6 votes to 0**

**For: Marks, Rossi, Ryan, Sekulla, Sessions and Wolff**

**Against: Nil**

**9.13pm** The meeting came out from behind closed doors. No members of the public returned to the meeting.

**9.13pm** Cr Carter, Cr Davis and the Chief Executive Officer returned to the meeting.

## **8 Closure**

**There being no further business, the Presiding Member thanked everyone for their attendance and closed the meeting at 9.14pm.**