



Agenda Briefing Forum

Matrix

15 February 2022

BELMONT
CITY OF OPPORTUNITY



CITY OF BELMONT

Agenda Briefing Forum

Matrix

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15 February 2022

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Tabled Attachments Index

Attachment 5.1.1 – Item 5.1 refers

Attachment 5.2.1 – Item 5.2 refers

Attachment 6.1.1 – Item.6.1 refers

Attachment 6.1.2 – Item 6.1 refers

Attachment 6.1.3 – Item 6.1 refers

Attachment 6.1.4 – Item 6.1 refers

**Councillors are reminded to retain the
OCM attachments for discussion with the minutes.**

Matrix from the Agenda Briefing Forum held electronically via Microsoft Teams on 15 February 2022 commencing at 7.06pm.

Matrix

Present

Cr P Marks Mayor (Presiding Member)	East Ward
Cr R Rossi, JP Deputy Mayor	West Ward
Cr M Bass	East Ward
Cr B Ryan (arr 7.11pm)	East Ward
Cr N Carter	South Ward
Cr J Davis	South Ward
Cr S Wolff (dep 9.42pm)	South Ward
Cr G Sekulla, JP (arr 7.18pm)	West Ward
Cr D Sessions	West Ward

In attendance

Mr J Christie	Chief Executive Officer
Ms J Gillan	Director Development and Communities
Ms M Reid	Director Infrastructure Services
Ms V Govender	Manager Finance
Mr M Smith (dep 9.45pm)	Manager Information Technology
Mr M Hayward (dep 9.46pm)	Manager Design Assets and Development
Mrs M Lymon	Acting Manager Governance
Mr A Bott (dep 8.30pm)	Acting Manager Planning Services
Ms C Gilbert (dep 8.30pm)	Coordinator Planning Projects
Mr J Warner (dep 9.01pm)	Coordinator Community Development
Ms D Morton (dep 9.00pm)	Acting Coordinator Marketing and Communications
Mr B Pang (dep 8.30pm)	Senior Planning Officer
Mrs J Cherry-Murphy	Senior Governance Officer
Mr H Krsanac (dep 8.30pm)	Planning Officer
Ms L Hobbs (dep 9.05pm)	Parks Technical Officer
Mrs H Mark	Governance Officer

Members of the public

There was one member of the public who joined the meeting to make a deputation.

I Official Opening

7.06pm 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 Noongar Whadjuk 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 read aloud the Affirmation of Civic Duty and Responsibility on behalf of Councillors and Officers.

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

Ms M Bell (apology)

Director Corporate and Governance

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	Nature of Interest (and extent, where appropriate)
Mr J Christie	Item 12.9 Local Government Reform - City of Belmont Responses	The report will consider the CEO Key Performance Indicators being published in the Council meeting minutes.
Ms J Gillan	Item 12.9 Local Government Reform - City of Belmont Responses	Safety concerns in relation to the potential for 'live' streaming and the risks this may present for staff, both in relation to physical and home security.
Ms M Reid	Item 12.9 Local Government Reform - City of Belmont Responses	Concerns in relation to the potential implementation of live streaming and the risks this may present for staff, both in relation to personal safety and home security.

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

4.1 Announcements

Nil.

4.2 Disclaimer

7.11pm 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

7.13pm The Presiding Member opened the period allotted for Public Submission Time and drew attention to the Rules for Public Submission Time. Two Public Submissions were received.

5.1 Ms S Carter, Ascot

The Chief Executive Officer read out Ms Carter's submission, which was in opposition of the Officer Recommendation for Item 12.2 City of Belmont submission on Draft Position Statement: Planning for Tourism.

(Refer Tabled Attachment 5.1.1 for further information).

CITY OF BELMONT PUBLIC SUBMISSION AND DEPUTATION FORM – COVID 19 AGENDA BRIEFING FORUMS

During the Western Australian State of Emergency declared 15 March 2020

The City of Belmont will be holding its Council Meetings electronically (eMeeting) commencing February 2022, and until further notice, as provided for in the amended *Local Government (Administration) Regulations 1996*.

The City remains committed to continuing to provide the opportunity for its community to participate in the local government process and request that submissions and deputations to the Council be submitted electronically.

To submit a submission or deputation please complete this form and return via email to belmont@belmont.wa.gov.au before **noon on the business day prior to the Agenda Briefing Forum (ABF)**.

Anyone approved to make a submission or deputation at the ABF will be notified and invited into the electronic Teams Meeting to present at the relevant item. There will be no attendance in person.

PUBLIC SUBMISSION AND DEPUTATION FORM

Date of Meeting	15 February 2022		
Name	Susanne Carter		
Address	3/10 Marina Drive, Ascot, WA 6104		
Email Address	susannecarter.wa@gmail.com	Phone	0414478079
Business, Organisation or Group (if presenting on behalf of)			

SUBMISSION	<input type="checkbox"/>	DEPUTATION	<input type="checkbox"/>	<i>Please indicate what type of presentation will be made. (see over for definitions)</i>
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Support	<input type="checkbox"/>	Oppose	<input checked="" type="checkbox"/>	<i>Please tick to indicate if in support or opposition to the Officer Recommendation.</i>
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Please write your submission/deputation as clearly and concisely as possible. Strict time limits are applicable. The Presiding Member may limit presenters to a shorter period, if time is restricted.

Agenda Item No.	12.2 City of Belmont Submission on Draft Position Statement: Planning for Tourism
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Additional space provided overleaf for Submissions/Deputations. Please tick box if continued overleaf (Additional pages can be added if required)



CITY OF BELMONT PUBLIC SUBMISSION AND DEPUTATION FORM – COVID 19
AGENDA BRIEFING FORUMS
During the Western Australian State of Emergency declared 15 March 2020

PUBLIC SUBMISSION AND DEPUTATION FORM – COVID-19
Continued

1. The position statement refers to short-term rental listings which it says have increased significantly due to the emergence of online booking platforms, such as Airbnb.

2. The Officers recommend a policy about new housing and growing new housing under Goal 5: Responsible Belmont Strategy:
a. 5.4 Advocate and provide for affordable and diverse housing choices Strategy;
b. 5.7 Engage in strategic planning and implement innovative solutions to manage growth in our City

However, that policy and those Goals are not applicable and UNAVAILABLE FOR SOLUTIONS TO HOUSING AFTER THE HOUSING IS BUILT. A holiday apartment let is not an alternative housing choice.

3. Please take particular notice of the new definition HOLIDAY APARTMENT meaning a multiple dwelling used to provide short-term accommodation.

4. Consider there are many apartments in Belmont, ie the Springs, Ascot Waters, Tanunda Drive units; there are many people who bought the properties as investments but there are many people who live their permanently. The investors find short term rentals lucrative.

5. The position statement made by Tourism accurately reflects There is a substantial burden on local governments and complainants to gather sufficient evidence to secure successful prosecution against unlawful short-term rentals. This very important for the permanents - LOCAL GOVERNMENT HAS NO TIME OR RESOURCES TO PROSECUTE UNLAWFUL SHORT TERM RENTALS. This is true for not only Belmont but many local governments in Perth.

6. There is a SUBSTANTIAL BURDEN ON PEOPLE LIVING IN STRATA COMMUNITIES to gather sufficient evidence to complain against unlawful short-term rentals.

7. Many STRATA COMMUNITIES ARE ALREADY MAKING BY-LAWS against short-term rentals in their apartment complexes for the following reasons:
a. due to the physical and emotional toll on individual long-term residential owners dealing with these short-term rentals. These long-term residents generally run the strata company whereas investor owners are generally absentee owners.
b. There is no rental agency administering a short-term stay; it is usually an absentee host.
c. increased use of hallways and common property areas by strangers who do not observe bylaws or respect the quiet enjoyment of the property; which increases cleaning burden on strata dwellings and issues such as parties and noise issues.
d. Loss of amenity with holiday makers arriving from interstate and international destinations even between the hours of 10pm and 7am ; banging doors calling out in lobbies; noisy suitcase wheels and banging up stairwells.
e. reduced security of otherwise secure residential dwellings; loss of keys; fire doors propped open
f. artwork displayed in common property is more readily stolen
g. non compliance with smoking and parking bylaws

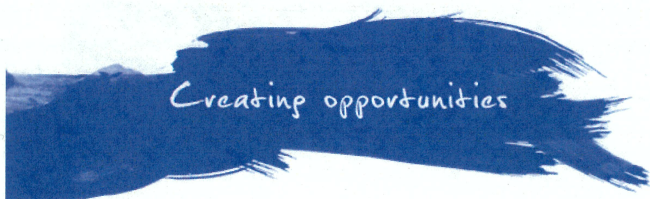
8. The new Bylaw registrations increases the administrative and financial burden on strata companies and Landgate to register.

9. In summary the basic living amenity of residential property owners is at increased risk of being spoiled by the greed of absentee property owners wanting to use a residential property as a hotel. A RESIDENTIAL BUILDING IS NOT AN HOTEL. The approved developments were not considered by planning or local authority as hotels nor designed for that purpose.

10. I submit the Council should not support this for holiday apartments. Councillors should consider the needs of long-term residents and ratepayers over the needs of short-term users and a vague tourism plan.

11. I am adversely affected as I live in an apartment complex which is designated multi-residential and which would be defined as a 'holiday apartment let'.

Signature	Susannecarter.wa@gmail.com
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CITY OF BELMONT PUBLIC SUBMISSION AND DEPUTATION FORM – COVID 19

AGENDA BRIEFING FORUMS

During the Western Australian State of Emergency declared 15 March 2020

DEFINITIONS

'Submission' is defined as a presentation made to Council by an individual member of the public, who can demonstrate that they are affected (whether adversely or favourably) by a matter on the Ordinary Council Meeting Agenda. A submission may be made at this time in accordance with the Rules of Public Submission Time and Deputations. As this meeting is to be held electronically, submissions are to be provided in writing on this form before 12 noon on the business day prior to the Agenda Briefing Forum.

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Rules for Public Submission Time and Deputations

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| <p>a) Only those persons, who can demonstrate to the Presiding Member's satisfaction that they are affected by the matter on the agenda, will be entitled to make a submission. Those persons that can demonstrate that they are directly affected may make a deputation.</p> <p>b) Members of the public are required to provide submissions/deputations in a written format on the Public Submission & Deputation Form – COVID-19 before noon on the business day prior to the Agenda Briefing Forum while the meetings are being conducted electronically.</p> <p>c) Only submissions/deputations that relate to a specific item on the Council agenda will be accepted.</p> <p>d) The Presiding Member has the discretion of accepting or rejecting a submission or deputation.</p> <p>e) Submissions/Deputations which are considered inappropriate; repetitious; lacking in decorum or adversely reflect on the integrity of any councillor or employee; offensive or otherwise not in good faith; duplicates or variations of earlier submissions; relating to the personal affairs or actions of Council members or employees; legal advice; legal proceedings or other legal processes; will be refused by the Presiding Member as 'out of order' and will not be recorded in the meeting minutes. The Presiding Member or Chief Executive Officer may offer comment by way of correction, to any false information presented.</p> <p>f) Submissions/Deputations from members of the public that do not comply with the Rules of Public Submission Time and Deputations; or do not abide by a ruling from the Presiding Member; or where the member of the public behaves in a manner in which they are disrespectful of the Presiding Member, Councillors or</p> | <p>Officers; or refuse to abide by any direction from the Presiding Member; will be rules 'out of order' and the submission/deputation will not be recorded in the Forum notes. Public Submission Time is set for a period of 30 minutes and will terminate earlier if all submissions have been presented.</p> <p>g) Submissions/Deputations to be made at the meeting will be registered, and the priority for making submissions/deputations shall be in accordance with that register. Each submission shall be provided a maximum three minute time limit.</p> <p>h) Deputations will be made at the time the matter subject to the deputation is being considered by Council. Unless otherwise approved by a majority of Councillors, a deputation is to consist of no more than five persons, only two of whom may address the Council (with the exception of a person responding to an instruction by the Presiding Member). The time for a deputation, including interaction from Councillors, is not to exceed 15 minutes.</p> <p>i) To enable all members of the public a fair and equitable opportunity a person who has earlier made a submission cannot make a deputation on the same subject matter.</p> <p>j) A submission/deputation may include a request for the tabling of documents where these are relevant to an issue before Council.</p> <p>k) The Presiding Member will indicate when the allotted maximum time for a submission/deputation has elapsed. The presentation will cease at that time.</p> <p>l) Any extension to the initial period for Public Submission Time is to be limited to a period that will allow sufficient time for any remaining submissions to be presented.</p> |
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Creating opportunities



5.2 Ms S Carter on behalf of the Council of Owners at Marina View Apartments

The Presiding Member read Ms Carter's submission on behalf of the Council of Owners at Marina View Apartments, which was in opposition of the Officer Recommendation for Item 12.2 City of Belmont Submission on Draft Position Statement: Planning for Tourism.

(Refer Tabled Attachment 5.2.1 for further information).

CITY OF BELMONT PUBLIC SUBMISSION AND DEPUTATION FORM – COVID 19 AGENDA BRIEFING FORUMS
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PUBLIC SUBMISSION AND DEPUTATION FORM

Date of Meeting	15 February 2022	
Name	Magixstrata c/- Owners SP44666	
Address	10 Marina Drive, Ascot, WA 6104	
Email Address	hello@magixstrata.com.au	Phone 65597495
Business, Organisation or Group (if presenting on behalf of)	Owners of SP44666	

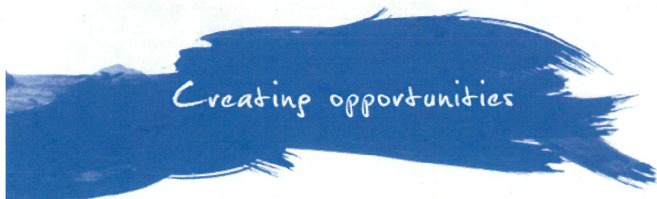
SUBMISSION	<input checked="" type="checkbox"/>	DEPUTATION	<input type="checkbox"/>	<i>Please indicate what type of presentation will be made. (see over for definitions)</i>
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Agenda Item No.	
12.2	City of Belmont Submission on Draft Position Statement: Planning for Tourism

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CITY OF BELMONT PUBLIC SUBMISSION AND DEPUTATION FORM – COVID 19
AGENDA BRIEFING FORUMS
During the Western Australian State of Emergency declared 15 March 2020

PUBLIC SUBMISSION AND DEPUTATION FORM – COVID-19
Continued

See attached letter

Signature

Susanne Carter - Chairperson

Creating opportunities



CITY OF BELMONT PUBLIC SUBMISSION AND DEPUTATION FORM – COVID 19 AGENDA BRIEFING FORUMS

During the Western Australian State of Emergency declared 15 March 2020

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Creating opportunities



Owners of SP44666
Marina View Apartments
10 Marina Drive
ASCOT WA 6104

The CEO, Mr John Christie and Councillors
City of Belmont
Via: belmont@belmont.wa.gov.au

Re: Issue - Position statement: planning for tourism
SUBMISSION TO AGENDA BRIEFING FORUM 15 FEBRUARY AND
Ordinary Council Meeting of 22 February 2022

We, the owners, do NOT support the position statement.

We do NOT want our multi-residential apartment dwellings to be

- subject to a state-wide registration scheme for short term apartments
- or for short term apartment use to be allowed under a local government planning scheme
- or for short term apartment use to be approved via a local government planning authority

At our AGM of 10 January 2022 we agreed to a new governance bylaw that our residential apartments may not be used for short term rental such as AirBnb.

We are CONCERNED there has been no public consultation on the issue and we are concerned there is no express limitation against short term apartment use afforded to Owners who are governed by the Strata Titles Act 1985, the Strata Titles Regulations 2019 and its Bylaws.

Yours faithfully

Susanne Carter
Chairperson
Council of Owners, SP 44666
Via: info@magixstrata.com.au

7.24pm The Presiding Member closed Public Submission Time.

6 Ordinary Council Meeting Agenda for meeting to be held on 22 February 2022

6.1 Agenda items for review

OCM Item 12.1

City of Belmont Local Planning Scheme No. 15 – Scheme Amendment No. 19 and Modifications to The Springs Development Contribution Plan

Deputation Presentation

Nil.

Officer Presentation

- Location Plan
- Background
- DCP Operation
- Undeveloped Properties
- Amendment Type
- Administrative Modifications - DCP

(Refer Tabled Attachment 6.1.1 for further information).

Notes from Forum

Nil.

Further Information to be Provided

Nil.

OCM Item 12.2

City of Belmont Submission on Draft Position Statement: Planning for Tourism

Deputation Presentation

Nil.

Officer Presentation

- Background
- Draft Position Statement and Guidelines
- General Policy Approach
- Amended Definitions
- Proposed Exemptions
- Registration Scheme
- Recommendation

(Refer Tabled Attachment 6.1.2 for further information).

Notes from Forum

- Local Governments should be able to cover any administrative costs with the Registration scheme.
- Landowners would not require separate approval for changing the land use definition if a short-term rental exemption goes through as advertised in the Draft Position Statement.
- Council of Owners have their own by-laws, therefore these would still apply.
- The City has outlined where it does not agree with the 60 day exemption for unhosted accommodation. This is a view that many other local governments and WALGA share.
- The wording in the submission will be re-examined to ensure it conveys the extreme concerns regarding the proposed 60 day exemption for unhosted accommodation.

Further Information to be Provided

Nil.

OCM Item 12.3

Development Application – Four storey Carpark and Office – Lot 288 (137) Kewdale Road, Kewdale

Deputation Presentation

Nil.

Officer Presentation

- Location Plan
- Extract from Local Planning Scheme Map Showing Zoning of Subject Site and Surrounding Zonings
- Proposal
- Referral
- Matters to be considered
- Design Review Panel
- Recommendation

(Refer Tabled Attachment 6.1.3 for further information).

Notes from Forum

- The City does have examples where screening has been defined as public art. The definition of public art is that it is work by an artist, not an architectural feature.
- The vertical blades would need to meet the criteria of the Public Art Advisory Panel and would not necessarily be classed as public art.
- The provision of electric car bays was discussed at the Design Review Panel (DRP) meeting. The applicant indicated that allowances have been made to retrospectively fit additional electric car bays, if required in the future.
- The issue of ventilation was also a matter discussed at the DRP meeting and the applicant has utilised open airflow rather than mechanical ventilation, which is more cost effective.
- The Tavern and medical facility will remain on the subject site.

Further Information to be Provided

- The Acting Manager Planning Services undertook to contact the applicants to clarify the proposed materials for the car park balustrade as

OCM Item 12.3

Development Application – Four storey Carpark and Office – Lot 288 (137) Kewdale Road, Kewdale

it faces Fenton Street.

8.30pm The Acting Manager Planning Services, Coordinator Planning Projects, Senior Planning Officer and Planning Officer departed the meeting and did not return.

Note:

For the convenience of the presenter, Ms Holland's Deputation for Item 12.9 was presented before Item 12.4.

OCM Item 12.4

Safe School Project – Positive Engagement Programme Support

Deputation Presentation

Nil.

Officer Presentation

Nil.

Notes from Forum

- One of the key features of the programme is that it is conducted solely off site and targets young people that have individual needs that are not traditionally well catered for in mainstream school, sometimes resulting in them becoming disengaged.
- The programme provides short term intervention and is aimed at targeted high school students at Belmont City College.
- Belmont City College has been working hard to address any issues openly and sees this programme as a positive way forward.

Further Information to be Provided

- The Chief Executive Officer undertook to clarify the actual figure of the increased student attendance as a result of the Positive Engagement Programme.

9.00pm The Acting Coordinator Marketing and Communications departed the meeting and did not return.

9.01pm The Coordinator Community Development departed the meeting and did not return.

OCM Item 12.5

Quotation Q48/2021 – Playground Renewal at Garvey Park

Deputation Presentation

Nil.

Officer Presentation

Nil.

Notes from Forum

- The existing playground at Garvey Park has a small limestone wall, though is not fenced.
- The new playground will be in the same location as the existing playground.

Further Information to be Provided

- The Director Infrastructure Services undertook to provide further information in relation to the distance from the playground to the river and whether there are any natural barriers occurring between the playground and the river.
- The Director Infrastructure Services undertook to seek clarification from LGIS on liability issues in relation to providing fencing around a playground.

9.05pm The Parks Technical Officer departed the meeting and did not return.

OCM Item 12.6

Petition – Traffic Concerns – Lyall Street, Redcliffe

Deputation Presentation

Nil.

Officer Presentation

Nil.

Notes from Forum

- The data gathered on crashes from the monitoring of traffic volumes refer to "mid block" which is the mid point between intersections. This would also be where traffic reaches its maximum speed and typically where traffic counters are placed to give accurate data. The crash incidents are typically nose to tail or side swipe in nature at a mid-block location.
- Although the petition contained signatures on two pages, the second page could not be accepted as the page did not contain a heading to validate the petitioners know what they were signing for.
- Following the installation of speed humps in Moreing Street, traffic volumes have decreased by 35%, which is similar to the increase in volume of traffic in Lyall Street, although no modelling has been undertaken to confirm this.
- Although speed humps are a less expensive solution to traffic issues and are used in various road environments, they can increase the noise over acceptable pollution levels.
- The lead petitioner will be advised of the outcome of the petition following Council's decision at the Ordinary Council Meeting next week.
- The best course of action residents can take when experiencing issues with hoon behaviour, is to contact police when the incident is occurring. This assists the police in recognising problem areas and focusing their attention on these areas or identifying if there is a particular time of the day that issues occur. The more an issue is reported, the easier it is for the police to focus their attention on a specific location or time of day.
- Any response to correspondence received by the City regarding traffic issues includes a link to the relevant form on the Western Australia Police Force's website for reporting hoon behaviour.
- The City makes decisions on traffic calming measures with consideration of traffic volume data and crash history. Traffic volumes are expressed as

OCM Item 12.6

Petition – Traffic Concerns – Lyall Street, Redcliffe

Average Weekday Traffic (AWT) for movements on Tuesday, Wednesday and Thursday, as Monday, Friday and the weekend movements are not considered representative due to public holidays and event related.

- Lyall St has a lower order of 85% speeds in comparison with other similar “access” category streets, refer table in the report for Scott St, Belgravia St etc.
- Other streets which have shown higher average speeds will have monitoring undertaken. Any areas in a 50km/hour zone that have average speeds of over 60kms/hour would require consideration of traffic calming measures.
- Further data on traffic volumes in Lyall Street will be gathered later this year in alignment with previous counts.

9.42pm Cr Wolff departed the meeting and did not return.

Further Information to be Provided

- The Director Infrastructure Services undertook to provide information on the cost associated with installing further slow points and speed humps in the area.

OCM Item 12.7

Consolidated Local Law Amendment Local Law 2022 – Purpose and Effect

Deputation Presentation

Nil.

Officer Presentation

Nil.

Notes from Forum

Nil.

OCM Item 12.7

Consolidated Local Law Amendment Local Law 2022 – Purpose and Effect

Further Information to be Provided

Nil.

OCM Item 12.8

Formal Adoption of the Annual Report 2020-2021

- Report to follow - The report and attachments will be provided when the Auditors report is finalised, and an Amended Agenda will be published.

Mr J Christie, Ms J Gillan and Ms M Reid declared an interest that may affect impartiality in Item 12.9 – Local Government Reform – City of Belmont Responses.

OCM Item 12.9

Local Government Reform – City of Belmont Responses

Deputation Presentation

- Ms Hollands spoke in opposition of the Officer Recommendation at Item 12.9 Local Government Reform - City of Belmont Responses. This Deputation was presented between Items 12.3 and 12.4. (Refer page 20)

(Refer Tabled Attachment 6.1.4 for further information).

Officer Presentation

Nil.

Notes from Forum

Nil.

Further Information to be Provided

Nil.

OCM Item 12.10

Delegated Authority Register 2021-2022 – Amendment to Planning Delegations 9.2.1 and 9.2.2

Deputation Presentation

Nil.

Officer Presentation

Nil.

Notes from Forum

Nil.

Further Information to be Provided

Nil.

OCM Item 12.11

Tender 01/2022 – Provision of IT Hardware

Deputation Presentation

Nil.

Officer Presentation

Nil.

Notes from Forum

Nil.

Further Information to be Provided

Nil.

9.45pm The Manager Information Technology departed the meeting and did not return.

9.46pm The Manager Design, Assets and Development departed the meeting and did not return.

OCM Item 12.12

Accounts for Payment – December 2021

Deputation Presentation

Nil.

Officer Presentation

Nil.

Notes from Forum

- A number of staff have a corporate credit card. These are used for business purposes only and included in the schedule of payments attached to the report to Council.

Further Information to be Provided

- The Chief Executive Officer undertook to provide further details for the varied costings for the "Welcome to Country" ceremonies provided at recent events.

OCM Item 12.13

Accounts for Payment – January 2022

Deputation Presentation

Nil.

Officer Presentation

Nil.

Notes from Forum

Nil.

Further Information to be Provided

Nil.

OCM Item 12.14

Monthly Activity Statement as at 31 December 2021

Deputation Presentation

Nil.

Officer Presentation

Nil.

Notes from Forum

Nil.

Further Information to be Provided

Nil.

OCM Item 12.15

Monthly Activity Statement as at 31 January 2022

Deputation Presentation

Nil.

Officer Presentation

Nil.

Notes from Forum

Nil.

Further Information to be Provided

Nil.

CITY OF BELMONT AGENDA BRIEFING FORUM

Item No. 12.1 Amendment No. 19 to Local Planning Scheme No. 15 and Modifications to The Springs Development Contribution Plan

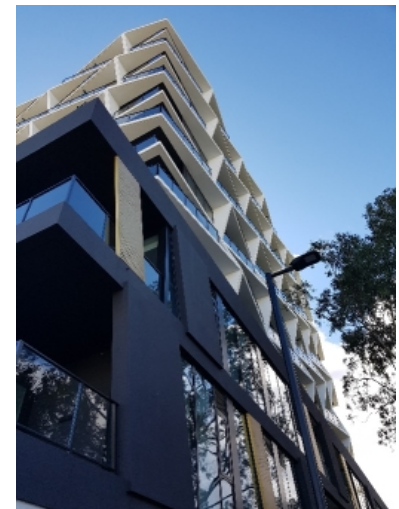


Location Plan



Background

- Springs Structure Plan adopted 2009.
 - New infrastructure needed to support development.
- The Springs DCP adopted on 7 February 2017.
 - Provides for the equitable distribution of infrastructure costs.



DCP Operation

- Development WA pre-funded infrastructure.
- City administers DCP.
- Contributions paid to City and forwarded to Development WA.
- Operational for 5 years.
 - Expired on 7 February 2022.



Undeveloped Properties

- Numerous undeveloped properties.
 - Yet to pay associated contribution.
- Contributions cannot be collected without a DCP.
- Recommended DCP operation be extended for a further 5 years.



Amendment Type

- Complex amendment
 - Relates to the modification of a DCP.
- Required to be forwarded to WAPC for consent to advertise.

Administrative Modifications – DCP

- Minor administrative amendments:
 - Updating reference to clauses within LPS 15 and SPP 3.6.
 - Noting landscaping works are complete.

CITY OF BELMONT

Item No. 12.2

Submission on Draft Position Statement: Planning for Tourism



Background

- In 2018, a State Parliamentary Committee initiated an inquiry into short-stay accommodation.
- Recommendations of the inquiry:
 - The Minister for Planning review the *Planning and Development (Local Planning Schemes) Regulations 2015*.
 - The Minister for Planning update planning guidance for local governments for more consistent regulation of short-stay rentals.
 - The State Government should introduce a state-wide registration system.

Draft Position Statement & Guidelines

- The WAPC have prepared the ‘Planning for Tourism’ Position Statement and associated Guidelines.
- The documents provide guidance on how to plan for and manage short-term accommodation through the planning system.

General Policy Approach

- There are some concerns with the policy approach and measures, as proposed.
- The Position Statement has a clear focus on short-stay rentals and does not present a balanced approach with traditional accommodation types, e.g. Hotels, Motels.

Amended Definitions

- Hosted Accommodation (new definition)

‘means a dwelling or ancillary dwelling, or a portion thereof, used for the purpose of short-term accommodation, with a permanent resident who is present overnight for the duration of the stay either in the dwelling or ancillary dwelling’

- Delete Bed and Breakfast definition

Amended Definitions

- Unhosted Accommodation
 - Holiday House (amended definition)
'means a single dwelling used to provide short-term accommodation'
 - Holiday Unit (new definition)
'means a grouped dwelling used to provide short-term accommodation'
 - Holiday Apartment (new definition)
'means a multiple dwelling used to provide short-term accommodation'

Proposed Exemptions

- Hosted Accommodation

Where there are no more than four adults or one family occupying a maximum of two guest bedrooms.

- This is considered supportable in Single Houses and Ancillary Dwellings
- This is not supported in Grouped Dwellings and Multiple Dwellings.

Proposed Exemptions

- Unhosted Accommodation
 - For 60 days per calendar year.*
 - This is not supported.
 - The 60 day per year timeframe would be difficult to enforce.

Registration Scheme

- DLGSC is investigating the implementation of a state-wide registration scheme.
- In principle, a registration system is supported.
- No specific details have been provided at this stage.

Recommendation

- Endorse the submission.
- Direct the CEO to forward the submission to the State Government.

CITY OF BELMONT AGENDA BRIEFING FORUM

Item No. 12.3

137 Kewdale Road, Kewdale Four-Storey Carpark and Office

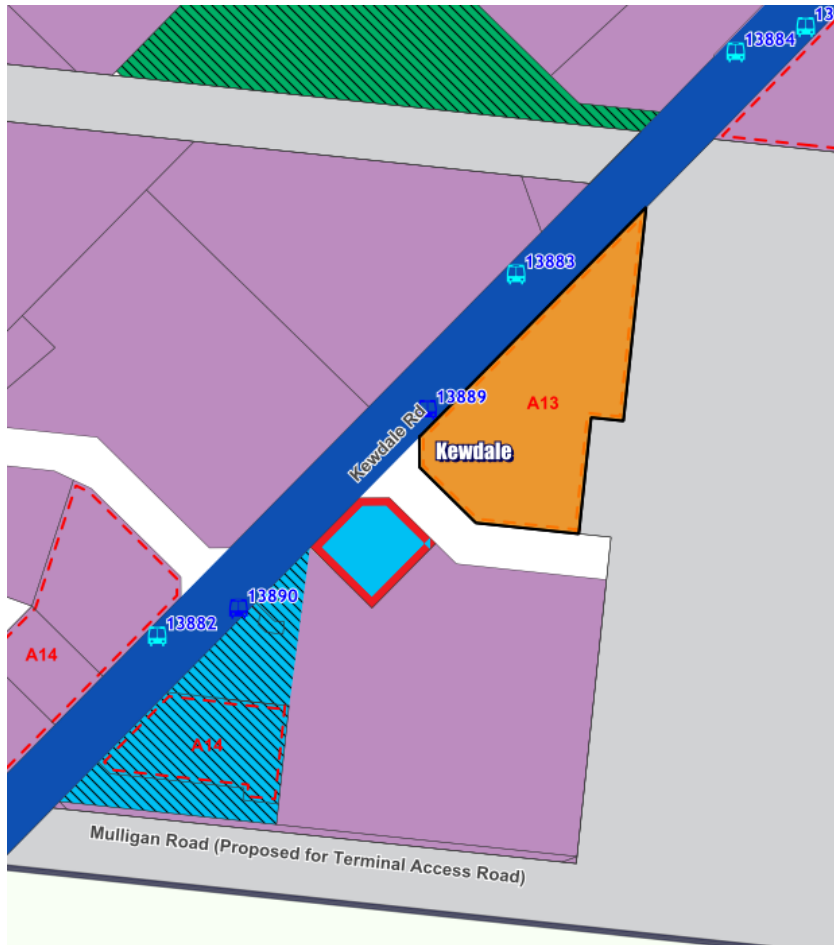


Location Plan



Extract from Local Planning Scheme Map

Showing Zoning of Subject Site and Surrounding Zones



LEGEND

METROPOLITAN REGION SCHEME RESERVES

- PARKS AND RECREATION
- PUBLIC PURPOSES -
DENOTED AS:
CG COMMONWEALTH GOVERNMENT
HS HIGH SCHOOL
- RAILWAYS
- WATERWAYS
- OTHER REGIONAL ROADS
- PRIMARY REGIONAL ROADS

LOCAL SCHEME RESERVES

- CIVIC AND CULTURAL -
DENOTED AS:
CC CIVIC AND COMMUNITY CENTRE
- PARKS AND RECREATION -
DENOTED AS:
WSD WATER SUPPLY SEWERAGE AND DRAINAGE
- PUBLIC PURPOSES -
DENOTED AS:
AD AMBULANCE DEPOT
C CIVIL DEFENCE
PS PRIMARY SCHOOL
TEL TELSTRA
WSD WATER AUTHORITY OF WA
WP WESTERN POWER
T TRANSPORT DEPOT
- LOCAL ROADS
- MAJOR DISTRIBUTION ROAD

LOCAL SCHEME ZONES

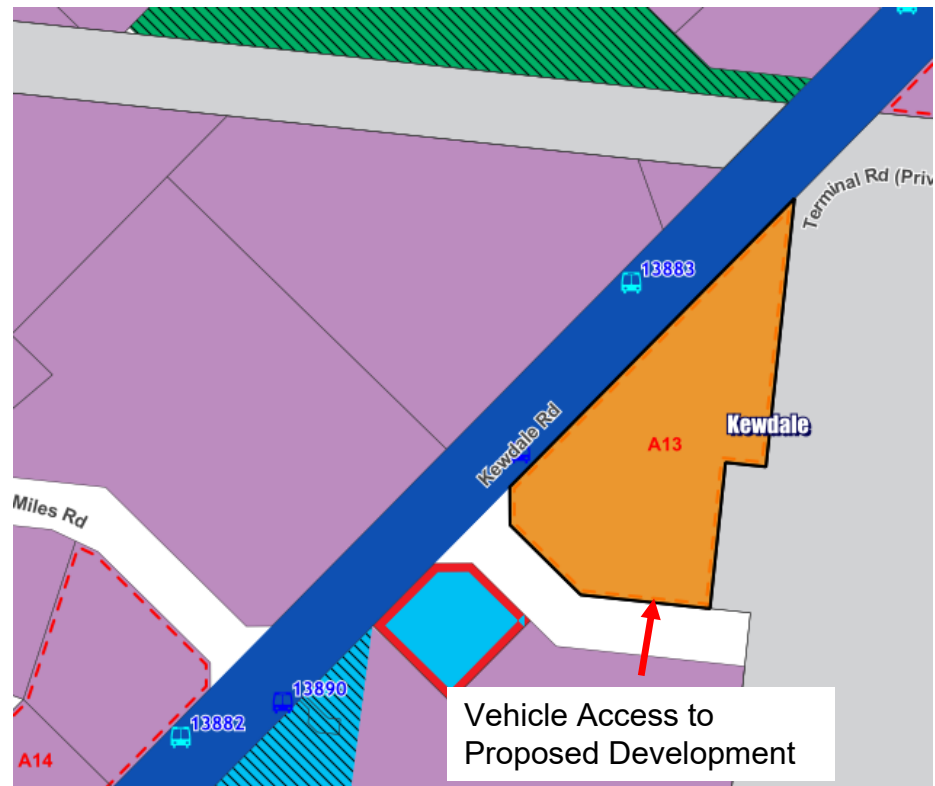
- COMMERCIAL
- INDUSTRIAL
- MIXED BUSINESS
- MIXED USE
- PLACE OF PUBLIC ASSEMBLY -
DENOTED AS:
C CLUB
CD CHILD DAY CENTRE
PPS PRIVATE SCHOOL
PSC PRE-SCHOOL CENTRE
RC RACECOURSE
W PLACE OF PUBLIC WORSHIP
- RESIDENTIAL (R20 DENSITY UNLESS OTHERWISE SHOWN)
- RESIDENTIAL AND STABLES
- SERVICE STATION
- TOWN CENTRE

Proposal

- Application for 4-storeys 'Carpark' and 'Office' building.
- Access to building via Fenton Street and comprises 251 car, 9 motorcycle and six bicycle bays.
- Office has a gross floor area of 854m² and is surrounded by balcony as the outdoor area.
- Curved parking ramp with integrated vertical blades to be facing Fenton Street.
- Landscaping within the street setback area, the ground floor and balcony area to the office.

Referral

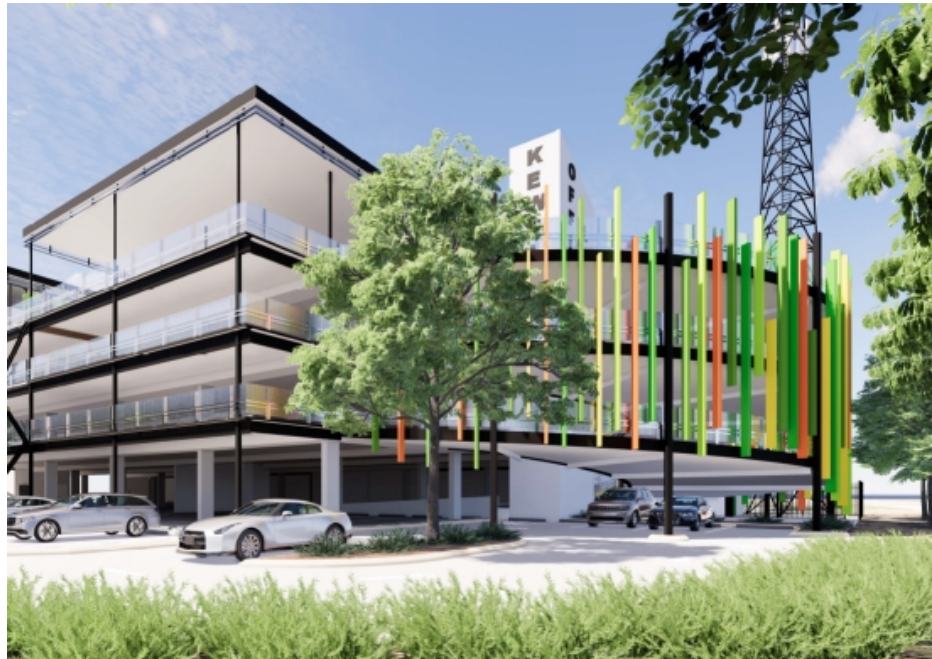
- The proposed building has potential to increase traffic on Kewdale Road, and required to be referred to the DPLH for 42 days under the LPS Regulations 2015.
- DPLH considered the building as a significant traffic generator and requested for a traffic assessment to be conducted.



Matters to be considered

Built Form and Scale

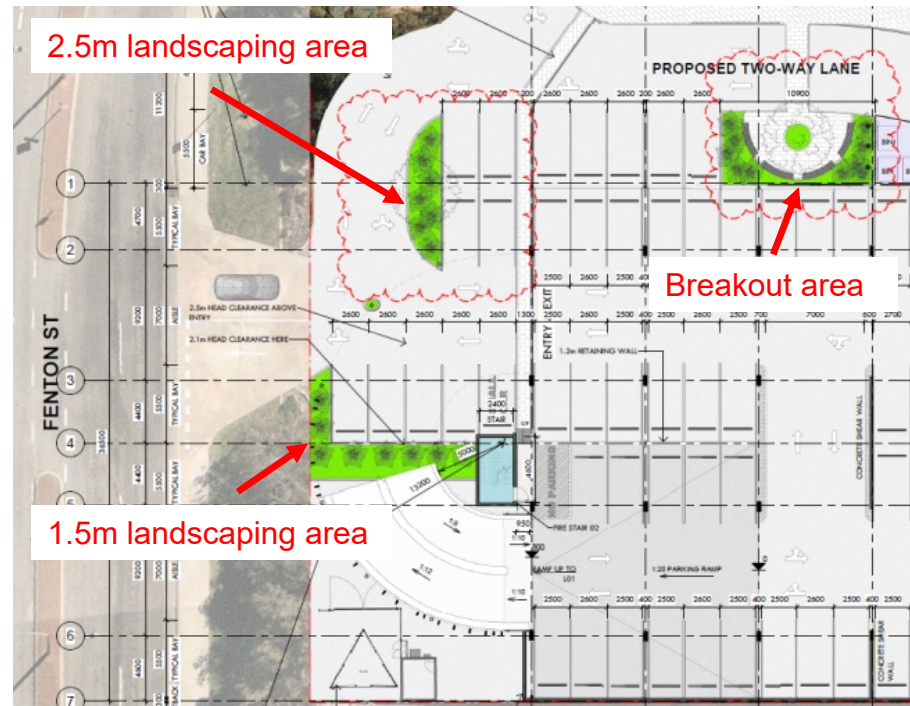
- LPS 15 specifies 2 metres average setback to Fenton Street.
- Building presents to the street as an open structure with minimal concrete and walls.
- The car parking ramp is the prominent feature of the building (approximately 26 metres wide).
- Curvature of the ramp is moderated with the use of aluminium blades.



Matters to be considered

Landscaping

- LPS 15 specifies 2 metres of street setback area set aside for landscaping.
- 1.5 metres wide landscaping area along the secondary street frontage of Fenton Street.
- 2.5 metres wide landscaping area setback 7 metres from the street frontage.
- Additional street trees within the verge and breakout area at the ground floor, which comprises a seating area, landscaping and tree.



Design Review Panel

The DRP reviewed the item at a second meeting and considered the proposal to be acceptable subject to:

- Engagement of a landscape architect to prepare landscaping plan;
- Improvements to staff amenity and landscaping;
- Improve pedestrian safety between the subject development and existing building;
- Improving legibility of the office; and
- Further refinements to the vertical blades on the car parking ramp.

Recommendation

That Council approve the application subject to conditions, in particular:

- Condition 2 – Detailed schedule of external materials, finishes and colour
- Condition 3 – Detailed landscaping plan
- Condition 10 & 11 – Public art contribution.



City of Belmont

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Friday

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CITY OF BELMONT

Date: 20 April 2021
Version No. 2

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	Lisa Hollands
------	---------------

Address	2 Miller Avenue
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Business, Organisation or Group (if presenting on behalf of)	
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Agenda Briefing Forum Date:	15 February 2022	Report Item No. referred to:	12.9
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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"/>
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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.

Any changes to the Local Government Act as proposed by the City of Belmont submission will affect me as a resident. Due to the requirements of time frames for notification that I wish to do a deputation, it is incomplete at this time

Please advise detailed reasons as to why if this deputation is not allowed.

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

CITY OF BELMONT

Date: 20 April 2021
Version No. 2

Public Submission Time and Deputation Proforma Continued

DEFINITIONS

'Submission' is defined as a presentation made to an Agenda Briefing Forum by an individual member of the public, who can demonstrate that they are affected (whether adversely or favourably) by a matter on the attached Ordinary Council Meeting Agenda. A submission may be made at this time in accordance to the Rules of Public Submission Time and Deputations. With the exception of the Presiding Member, no interaction between Councillors and the presenter is permitted.

'Deputation' is defined as a presentation made to an Agenda Briefing Forum by members of the public, whether as an individual or a group of up to five people, who can demonstrate that they are directly affected (whether adversely or favourably) by a matter on the attached Ordinary Council Meeting Agenda. A deputation will cause the relevant agenda item to be reviewed by the forum, at which time a presentation can be made in accordance to the Rules of Public Submission Time and Deputations. Interaction between Councillors and the presenter(s) is allowed with the permission of the Presiding Member. The person / people requesting a deputation will need to provide the Presiding Member with prior notice of a request to make a deputation.

Rules for Agenda Briefing Forum Public Submission Time and Deputations

<p>a) Only those persons, who can demonstrate to the Presiding Member's satisfaction that they are affected by the matter on the agenda, will be entitled to make a submission. Those persons that can demonstrate that they are directly affected may make a deputation.</p> <p>b) Where a directly affected person has sought the prior endorsement of the Presiding Member, 'advocates' will be permitted on the condition that the directly affected person is present at the meeting.</p> <p>c) Where possible, members of the gallery are required to provide submissions/deputations in a written format to the presiding person prior to the commencement of the forum, to assist with the recording of forum notes.</p> <p>d) Only submissions/deputations that relate to a specific item of the Council agenda will be accepted.</p> <p>e) Prior to making a submission/deputation, the person is to give their name and residential address.</p> <p>f) Submissions and deputations are to be directed through the chair, with the Presiding Member having the discretion of accepting or rejecting a presentation.</p> <p>g) As per Council's standing orders, no debating of the issue between the gallery, Councillors or officers is permissible.</p> <p>h) Submissions/Deputations which are considered inappropriate; repetitious; lacking in decorum or adversely reflect on the integrity of any councillor or employee; offensive or otherwise not in good faith; duplicates or variations of earlier submissions; relating to the personal affairs or actions of Council members or employees; legal advice; legal proceedings or other legal processes; will be refused by the Presiding Member as 'out of order' and will not be recorded in the forum notes. The Presiding Member or Chief Executive Officer may offer comment by way of correction, to any false information presented.</p> <p>i) Submissions/Deputations from members of the public that do not comply with the Rules of Public Submission Time and Deputations; or do not abide by a ruling from the Presiding Member; or where the member of the public behaves in a manner in which they are disrespectful of the Presiding Member, Councillors or Officers; or refuse to abide by any direction from the Presiding Member; will be ruled 'out of order' and the submission/deputation will not be recorded in the forum notes.</p>	<p>j) Public Submission Time is set for a period of 30 minutes, and will terminate earlier should no further submissions be forthcoming.</p> <p>k) Submissions/Deputations to be made at the forum will be registered, and the priority for making submissions/deputations shall be in accordance with that register. To enable all members of the public a fair and equitable opportunity to participate in Public Submission Time, each person shall be provided a maximum three minute time limit in the first instance, in which to make a submission.</p> <p>l) Deputations will be made at the time the matter subject to the deputation is reviewed by Council. Unless otherwise approved by a majority of Councillors, a deputation is to consist of no more than five persons, only two of whom may address the Council (with the exception of a person responding to an instruction by the Presiding Member). The time for a deputation, including interaction from Councillors, is not to exceed 15 minutes.</p> <p>m) To enable all members of the public a fair and equitable opportunity to participate, a person who has earlier made a submission cannot make or participate in a deputation on the same subject matter.</p> <p>n) A submission / deputation may include a request for the tabling of documents where these are relevant to an issue before Council. The Presiding Member will indicate when the allotted maximum time for a submission/deputation has elapsed. The presentation will cease at that time.</p> <p>o) Should there be time remaining of the initial period for Public Submission Time after all members of the public have made their initial submission, the Presiding Member will then allow members of the public to sequentially (in accordance to the register) make a further submission (with a three minute time limit) until the initial period for Public Submission Time has expired.</p> <p>p) Any extension to the initial period for Public Submission Time is to be limited to a period that will allow sufficient time for any remaining members of the public to make their initial submission.</p> <p>q) The Presiding Member may limit presenters to a shorter period to make a submission/deputation if time is restricted, and reserves the right to limit the number of submissions/deputations that can be made in respect to any one matter.</p>
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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 9.52pm.