



City of Belmont

AGENDA BRIEFING FORUM

MATRIX

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15 June 2021

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TABLED ATTACHMENTS LIST

- Tabled Attachment 1 – Item 5.1 refers**
- Tabled Attachment 2 – Item 5.2 refers**
- Tabled Attachment 3 – Item 5.3 refers**
- Tabled Attachment 4 – Item 5.4 refers**
- Tabled Attachment 5 – Item 5.5 refers**
- Tabled Attachment 6 – Item 5.6 refers**
- Tabled Attachment 7 – Item 5.7 refers**
- Tabled Attachment 8 – Item 6.1 (12.1) refers**

**Councillors are reminded to retain the
Ordinary Council Meeting Agenda (inclusive of the OCM Attachments)
for deliberation at the meeting scheduled for 22 June 2021.**

MATRIX FROM THE AGENDA BRIEFING FORUM HELD IN THE COUNCIL CHAMBERS OF CITY OF BELMONT CIVIC CENTRE, 215 WRIGHT STREET, CLOVERDALE ON TUESDAY, 15 JUNE 2021 COMMENCING AT 7.00PM

**AGENDA BRIEFING FORUM
MATRIX**

PRESENT

Cr P Marks, Mayor (Presiding Member)	East Ward
Cr G Sekulla, JP, Deputy Mayor	West Ward
Cr M Bass (<i>arr 7.08pm</i>)	East Ward
Cr B Ryan	East Ward
Cr J Davis	South Ward
Cr J Powell	South Ward
Cr S Wolff	South Ward
Cr L Cayoun	West Ward
Cr R Rossi, JP	West Ward

IN ATTENDANCE

Mr J Christie	Chief Executive Officer
Ms M Bell	Director Corporate and Governance
Ms J Gillan	Director Development and Communities
Ms M Reid	Director Infrastructure Services
Ms AM Forte	Executive Manager People and Organisational Development
Mr J Olynyk, JP	Manager Governance
Mr S Monks (<i>arr 8.36pm</i>)	Manager Finance
Mr W Loh (<i>dep 8.34pm</i>)	Manager Planning Services
Mr V Popescu (<i>8.37pm to 9.07pm</i>)	Manager City Projects
Ms V Loncar (<i>8.35pm to 8.36pm</i>)	Manager Business Planning and Improvement
Mr D Boylan (<i>dep 8.34pm</i>)	Manager City Facilities and Property
Mrs M Lymon	Principal Governance and Compliance Advisor
Mr S Brennan (<i>8.34pm to 8.34pm</i>)	Coordinator Asset Management
Ms C Gilbert (<i>dep 8.34pm</i>)	Acting Coordinator Design Projects
Ms D Morton	Media and Communications Adviser
Ms E Whiteley (<i>8.35pm to 8.36pm</i>)	Compliance Administrator
Mrs H Mark	Governance Officer

MEMBERS OF THE GALLERY

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

1. OFFICIAL OPENING

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

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

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

Nil.

3.2 DISCLOSURE OF INTEREST THAT MAY AFFECT IMPARTIALITY

Name	Item No and Title	Nature of Interest (and extent, where appropriate)
Mr Christie	12.4 Adoption of City of Belmont Standards for CEO Recruitment, Performance and Termination	This item relates to the standards for recruitment, performance and termination of the CEO and Mr Christie is the CEO.
Cr Sekulla	12.8 Annual Budget 2021-2022	Cr Sekulla has a 68-year family membership of RSL (Belmont) and Affiliate Membership, Cr Sekulla's wife is a member of Belmont Oasis and he is a member of BSRC
Cr Davis	12.8 Annual Budget 2021-2022	Cr Davis is a member of Belmont Oasis; she is a member of BSRC and a Committee Member of BSRC
Cr Rossi	13.2.1 Notice of Motion (Councillor Davis) – Ongoing Financial Support for the Belmont City Bowling Club and Belmont Park Tennis Club	Cr Rossi is a non-paying social member of the Belmont Sports and Recreation Club and a supporter of an award for the Belmont City Bowling Club.
Cr Wolff	13.2.1 Notice of Motion (Councillor Davis) – Ongoing Financial Support for the Belmont City Bowling Club and Belmont Park Tennis Club	Cr Wolff is a member of Belmont Tennis Club.
Cr Davis	13.2.1 Notice of Motion (Councillor Davis) - Ongoing Financial Support for the Belmont City Bowling Club and Belmont Park Tennis Club	Cr Davis is the Committee Secretary on BSRC not-for profit.

4. ANNOUNCEMENTS BY THE PRESIDING MEMBER (WITHOUT DISCUSSION)

4.1 ANNOUNCEMENTS

The Presiding Member advised the following:

I wish to remind everyone that there will be a Special Belmont Trust Meeting held in Council Chambers on Thursday 17 June 2021, commencing at 6.30pm.

4.2 DISCLAIMER

7.04pm 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

7.04pm The Presiding Member opened the period allotted for Public Submission Time and drew the gallery's attention to the Rules for Public Submission Time. Seven Public Submissions were received.

5.1 MR E TEASDALE, 25 WILLOW TREE DRIVE,

Mr Teasdale spoke in support of the City following the existing process for sporting clubs to assess requests for financial support associated with hardship as outlined within the Officer Comment for Item 13.2.1 Notice of Motion (Councillor Davis) – Ongoing Financial Support for the Belmont City Bowling Club and Belmont Park Tennis Club.

(Refer [Tabled Attachment 1](#) for further information).

7.08pm Cr Bass entered the meeting.

5.2 MR D MARTINOVICH, ON BEHALF OF CLE TOWN PLANNING AND DESIGN

Mr Martinovich, representing CLE Town Planning and Design, spoke in support of the Officer Recommendation for Item 12.1 Amendment No. 14 to Local Planning Scheme No. 15 and Modification to Development Area 9 Structure Plan.

(Refer [Tabled Attachment 2](#) for further information).

5.3 MS L HOLLANDS, 2 MILLER AVENUE, REDCLIFFE

Ms Hollands spoke in opposition of the Councillor Motion for Item 13.2.1 Notice of Motion (Councillor Davis) – Ongoing Financial Support for the Belmont City Bowling Club and Belmont Park Tennis Club.

(Refer [Tabled Attachment 3](#) for further information).

5.4 MR P BETZ, 56 HAY ROAD, ASCOT

Mr Betz spoke in support of the Officer Recommendation for Item 12.1 Amendment No. 14 to Local Planning Scheme No. 15 and Modifications to Development Area 9 Structure Plan.

7.42pm Director Development and Communities departed the meeting.

7.43pm Director Development and Communities returned to the meeting.

(Refer [Tabled Attachment 4](#) for further information).

5.5 MS G RALPH, 60 HAY ROAD, ASCOT

Ms Ralph spoke in opposition of the Officer Recommendation for Item 12.1 Amendment No. 14 to Local Planning Scheme No. 15 and Modifications to Development Area 9 Structure Plan.

(Refer [Tabled Attachment 5](#) for further information).

5.6 MR B RALPH, 60 HAY ROAD, ASCOT

Mr Ralph spoke in opposition of the Officer Recommendation for Item 12.1 Amendment No. 14 to Local Planning Scheme No. 15 and Modifications to Development Area 9 Structure Plan.

(Refer [Tabled Attachment 6](#) for further information).

5.7 MS D RANSOME, 62 HAY ROAD, ASCOT

Ms Ransome spoke in opposition of the Officer Recommendation for Item 12.1 Amendment No. 14 to Local Planning Scheme No. 15 and Modifications to Development Area 9 Structure Plan.

(Refer [Tabled Attachment 7](#) for further information).

7.57pm The Presiding Member closed Public Submission Time.

**6. ORDINARY COUNCIL MEETING AGENDA FOR MEETING TO BE HELD
22 JUNE 2021**

6.1 AGENDA ITEMS FOR REVIEW

OCM Item 12.1

**Amendment No. 14 to Local Planning Scheme No. 15 and Modifications to
Development Area 9 Structure Plan**

Deputation Presentation

Note – Mr Betz’s deputation was heard at Item 5.4.

Officer Presentation

The Acting Coordinator Design Projects provided a presentation which included the following:

- Location and Existing Zoning
- Background
- First Advertising Period and Associated Resolution
- Second Consultation Period – R40
- Density
- Recommendation

(Refer [Tabled Attachment 8](#) for further information).

Notes from Forum

- The expectation has been for development to occur as per the DA9 Structure Plan, which was supported by Council in 2010. The land within the Precinct is still owned by the same landowners, other than the property owned by Mr Betz.
- When Mr Betz purchased his land, it was zoned Residential R20, but was designated as a Development Area under the Local Planning Scheme and was subject to the provisions of a Structure Plan. The Structure Plan for Development Area 9 assigned an R20/60 flexible code over the properties zoned Residential. The planning provisions at the time the Structure Plan was approved in 2013 meant that landowners could proceed with development up to the R60 density. However, changes introduced by the *Planning and Development (Local Planning Schemes) Regulations 2015* meant that Structure Plans were only considered to be a ‘due regard’ document and no longer had the force and effect of a Scheme. The change to the regulations was intended to provide more flexibility for implementation of Structure Plans but had the unintended consequence of requiring Scheme amendments to address provisions that conflicted with the strategic direction of the Structure Plan.
- The Amendment to the Local Planning Scheme will provide landowners with the ability to develop their land in accordance with the R60 density provided in the approved DA9 Structure Plan which was removed when the *Planning and Development (Local Planning Schemes) Regulations 2015* was gazetted.

OCM Item 12.1

Amendment No. 14 to Local Planning Scheme No. 15 and Modifications to Development Area 9 Structure Plan

Item 12.1 Continued

- The proximity of land to high frequency public transport routes is a key factor that is considered when determining appropriate locations for higher density residential development to support housing diversity. Other factors such as proximity to parks and activity centres are also taken into consideration.

8.16pm The Manager City Facilities and Property departed the meeting.

- Industry Standards are used to prepare Transport Impact Statements. The report provided by Urbii for the DA9 Precinct has also been reviewed by the City's engineers.

8.18pm The Manager City Facilities and Property returned to the meeting.

- This Amendment first went out for a period of consultation in late 2020 with a proposed density of R60. Council resolved to readvertise the Amendment with an R40 density in February 2021 to gain further input from the community. The purpose of seeking public submissions is not to examine how popular a proposal is, but to identify any issues. In compiling the report to Council following periods of consultation, the Officer has analysed the information received in the submissions.
- This area is a buffer between Great Eastern Highway and surrounding properties zoned at R20.
- The provision of deep sewerage will be the responsibility of the developer. Adequate provisions would be a condition of any approval.
- Any significant trees within the Precinct will be examined by an Arborist prior to site works or development and Tree Preservation Orders can be put in place if deemed necessary. State government and the current Residential Design Codes encourage tree retention.
- Variations to the requirements for front setbacks can be considered if the retention of any trees affect a development site, though would still have to meet relevant design parameters.
- Creating higher density development enables a smaller residential footprint and will allow greater provision of deep soil areas for the provision of trees.
- Planning Officers are currently working with the Parks Team developing guidelines for Tree Preservation Orders.
- There has been a Caveat in place on these properties for many years. This was established as a right-of-way for Main Roads and no longer serves a purpose. This does not affect the consideration of this Amendment.

OCM Item 12.1

Amendment No. 14 to Local Planning Scheme No. 15 and Modifications to Development Area 9 Structure Plan

Item 12.1 Continued

- Main Roads sold the land with Caveats in place despite long held concerns by the City as to whether the easements were required or appropriate for access.

Further Information to be Provided

Nil.

8.34pm The Manager Planning Services and the Acting Coordinator Design Projects departed the meeting and did not return.

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 12.2, Council would need to go behind closed doors.

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

OCM Item 12.2

Tender 03/2021 – Electrical Repair and Maintenance Services for Council Facilities and Other Infrastructure

Deputation Presentation

Nil.

Officer Presentation

Nil.

Notes from Forum

Nil.

Further Information to be Provided

Nil.

8.34pm The Coordinator Asset Management entered the meeting.

OCM Item 12.3

Proclamation of Gateway WA Roads, Interchanges, Associated Ramps and Paths

Deputation Presentation

Nil.

Officer Presentation

Nil.

Notes from Forum

Nil.

Further Information to be Provided

Nil.

8.34pm The Manager City Facilities and Property and Coordinator Asset Management departed the meeting and did not return.

8.34pm Having declared an Impartiality Interest in Item 12.4, the Chief Executive Officer departed the meeting.

OCM Item 12.4

Adoption of City of Belmont Standards for CEO Recruitment, Performance and Termination

Deputation Presentation

Nil.

Officer Presentation

Nil.

Notes from Forum

Nil.

Further Information to be Provided

Nil.

8.34pm The Chief Executive Officer returned to the meeting.

8.35pm The Manager Business Planning and Improvement entered the meeting.

8.35pm The Compliance Administrator entered the meeting.

OCM Item 12.5

Corporate Business Plan 2021 – 2025 (Annual Review)

Deputation Presentation

Nil.

Officer Presentation

Nil.

Notes from Forum

Nil.

Further Information to be Provided

Nil.

OCM Item 12.6

Delegated Authority Review 2021-2022

Deputation Presentation

Nil.

Officer Presentation

Nil.

Notes from Forum

Nil.

Further Information to be Provided

Nil.

8.36pm The Manager Business Planning and Improvement and Compliance Administrator departed the meeting and did not return.

8.36pm The Manager Finance entered the meeting.

OCM Item 12.7

Adoption of Fees and Charges for 2021-2022

Deputation Presentation

Nil.

Officer Presentation

Nil.

Notes from Forum

Nil.

Further Information to be Provided

Nil.

8.37pm The Manager City Projects entered the meeting.

Note

Cr Sekulla declared an Impartiality Interest in Item 12.8.

OCM Item 12.8

2021-2022 Rate Setting Budget

Deputation Presentation

Nil.

Officer Presentation

Nil.

Notes from Forum

- Funds set aside for the reinstallation of the Entry Statement are not affected by Main Road's proposed works on Orrong Road as the Entry Statement will be placed at the Abernethy Road/Leach Highway location.
- The Belvidere Street Revitalisation Project is still in the early stages and the City is working on a Concept Plan. Funding for the project will be sought from state government and Western Power (underground power) at a later stage.

OCM Item 12.8

2021-2022 Rate Setting Budget

Item 12.8 Continued

Further Information to be Provided

Nil.

OCM Item 12.9

2021-2022 Rate Calculations

Deputation Presentation

Nil.

Officer Presentation

Nil.

Notes from Forum

- Although the City has proposed a rates increase of 1.75% which is in line with forecasts CPI the Local Government Cost Index that was previously forecast to be 1.4% in 2021-2022 is now forecast to be 3.2% in 2021-2022.

Further Information to be Provided

Nil.

OCM Item 12.10

Accounts for Payment May 2021

Deputation Presentation

Nil.

Officer Presentation

Nil.

Notes from Forum

Nil.

Further Information to be Provided

Nil.

OCM Item 12.11
Monthly Activity Statement as at 31 May 2021
<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>

Note

Cr Rossi, Cr Davis and Cr Wolff declared an Impartiality Interest in Item 13.2.1.

Item 13	REPORTS BY THE CHIEF EXECUTIVE OFFICER
Item 13.2	Notice of Motion
Item 13.2.1	Notice of Motion (Councillor Davis) – Ongoing Financial Support for the Belmont City Bowling Club and Belmont Park Tennis Club
	<p><u>Notes from Forum</u></p> <ul style="list-style-type: none"> • In order to ascertain if a club is in financial need, the City would follow processes in place to assess financial hardship, allowing clubs to apply for funds. As this information involves writing to the club and waiting for the information to be provided, the information would not be available for presentation to Councillors before the June Council Meeting. • Following the adoption of a donations policy (Policy SB2 Donations – Financial Assistance) in 2016, an annual donation was awarded to the tennis and bowling clubs. • Councillors can move a Motion to seek Council support to provide financial support to an organisation. The City's Hardship Policy has been amended to be applicable to hardship other than that impacted solely by COVID-19.

Item 13	REPORTS BY THE CHIEF EXECUTIVE OFFICER
Item 13.2	Notice of Motion
Item 13.2.1	Notice of Motion (Councillor Davis) – Ongoing Financial Support for the Belmont City Bowling Club and Belmont Park Tennis Club
	<p><i>Item 13.2.1 Continued</i></p> <ul style="list-style-type: none">• The total amount budgeted for the Hardship Grant last year was \$119,000. This was adjusted at the March budget review as approximately \$2,300 had been accessed by residents. The financial impact of COVID-19 on residents experiencing hardship was not as bad as the City had initially anticipated.• In addition to the Hardship Policy, the City also allocated a further \$40,000 to a Community Contribution Fund, where community groups could access financial assistance. Despite widespread advertisement by the City, there have been no applications for this additional funding• Under Part 5 of the <i>Local Government Act 1995</i>, Elected Members would be exempt from having to declare a financial interest if they are a member of a not-for-profit organisation that has an item for consideration at a Council Meeting. An Elected Member may consider declaring an impartiality interest and would make the decision to either stay in the meeting to participate in discussion and vote on the item or choose to leave the meeting for the item. <p><u>Further Information to be Provided</u></p> <ul style="list-style-type: none">• The Director Infrastructure Services undertook to investigate when the grants to the tennis club and bowling club were awarded, following implementation of Policy SB2 Donations – Financial Assistance.

Note:

The Presiding Member advised that in accordance with Section 5.23(2)(c)(e)(ii) of the *Local Government Act 1995*, if there were any questions on Confidential Item 14.1, then Council would need to go behind closed doors.

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

7. MATTERS FOR WHICH THE MEETING MAY BE CLOSED

7.1 SEEKING INSTRUCTIONS REGARDING LEGAL MATTER (FID865298) (CONFIDENTIAL MATTER IN ACCORDANCE WITH *LOCAL GOVERNMENT ACT 1995* SECTION 5.23(2)(C)(E)(II))

OCM Item 14.1
Seeking Instructions Regarding Legal Matter (FID865298) (Confidential Matter in Accordance with <i>Local Government Act 1995</i> Section 5.23(2)(c)(e)(ii))
 <u>Deputation Presentation</u> Nil. <u>Officer Presentation</u> Nil. <u>Notes from Forum</u> Nil. <u>Further Information to be Provided</u> Nil.

9.07pm The Manager City Projects departed the meeting and did not return.

8. CLOSURE

There being no further business, the Presiding Member thanked everyone for their attendance and closed the meeting at 9.07pm.