



City of Belmont

AGENDA BRIEFING FORUM

MATRIX

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15 May 2018

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TABLED ATTACHMENTS INDEX

Tabled Attachment 1 – Item 12.1 refers
 Tabled Attachment 2 – Item 12.1 refers
 Tabled Attachment 3 – Item 12.3 refers

Councillors are reminded to retain the attached Ordinary Council Meeting Agenda (inclusive of the OCM Attachments) for deliberation at the meeting scheduled for 22 May 2018

**INFORMATION MATRIX FROM THE AGENDA BRIEFING FORUM HELD IN THE
COUNCIL CHAMBERS OF CITY OF BELMONT CIVIC CENTRE, 215 WRIGHT STREET,
CLOVERDALE ON TUESDAY, 15 MAY 2018 COMMENCING AT 7.03PM**

**AGENDA BRIEFING FORUM
INFORMATION MATRIX**

PRESENT

Cr P Marks, Mayor (Presiding Member)	East Ward
Cr R Rossi, JP, Deputy Mayor	West Ward
Cr M Bass	East Ward
Cr 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 G Sekulla, JP	West Ward

IN ATTENDANCE

Mr J Christie	Chief Executive Officer
Mr R Garrett	Director Corporate and Governance
Mrs J Hammah	Director Community and Statutory Services
Mr R Lutey	Director Technical Services
Ms N Griggs (<i>dep 8.36pm & did not return</i>)	Manager Community Placemaking
Mr W Loh	Manager Planning Services
Mr J Pol (<i>dep 8.36pm & did not return</i>)	Manager Building Services
Mrs M Lymon	A/Manager Governance
Ms S De La Cruz (<i>dep 8.36pm & did not return</i>)	Coordinator Community Wellbeing
Ms L Langford (<i>dep 7.51pm & did not return</i>)	Coordinator Design Projects
Mr D MacPherson (<i>dep 8.36pm & did not return</i>)	Coordinator - Building Operations
Mrs J Barnes	Senior Governance Officer
Ms S D'Agnone	Governance Officer

MEMBERS OF THE GALLERY

There were three members of the public in the gallery and one press representative.

1. OFFICIAL OPENING

The Presiding Member opened the meeting at 7.03pm, welcomed those in attendance, and read the Acknowledgement of Country.

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

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

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

2. APOLOGIES AND LEAVE OF ABSENCE

Mr J Olynyk (Apology)

Manager Governance

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 John Christie – Chief Executive Officer	Item 14.1 Staff Matter - Chief Executive Officer - Interim Review 2017-2018	Direct Financial Interest The item deals with the probationary period of the Chief Executive Officer.

3.2 DISCLOSURE OF INTEREST THAT MAY AFFECT IMPARTIALITY

Nil.

4. ANNOUNCEMENTS BY THE PRESIDING MEMBER (WITHOUT DISCUSSION)

4.1 ANNOUNCEMENTS

Nil.

4.2 DISCLAIMER

7.05pm The Presiding Member drew the public gallery's attention to the Disclaimer.

Any statement, comment or decision made at a Council or Committee meeting regarding any application for an approval, consent or licence, including a resolution of approval, is not effective as an approval of any application and must not be relied upon as such.

Any person or entity who has an application before the City must obtain, and should only rely on, written notice of the City's decision and any conditions attaching to the decision, and cannot treat as an approval anything said or done at a Council or Committee meeting.

Any advice provided by an employee of the City on the operation of a written law, or the performance of a function by the City, is provided in the capacity of an employee, and to the best of that person's knowledge and ability. It does not constitute, and should not be relied upon, as legal advice or a representation by the City. Any advice on a matter of law, or anything sought to be relied upon as a representation by the City should be sought in writing and should make clear the purpose of the request.

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. As there were no submissions received, the Presiding Member closed Public Submission Time.

6. ORDINARY COUNCIL MEETING AGENDA FOR MEETING TO BE HELD 22 MAY 2018

6.1 AGENDA ITEMS FOR REVIEW

Item No. Officer Presentations / Deputation Presentations / Councillor Comment	
AGENDA ITEMS FOR REVIEW	
12.1	<p>Master Plan – Australian Islamic College, Lot 9500 (147-159) President Street, Kewdale</p> <p><u>Deputation Presentation</u></p> <p>Ms R Travaglione, Planning Solutions, 251 St George’s Terrace, Perth spoke in support of the Officer Recommendation.</p> <p>(Refer Tabled Attachment 1 for further information).</p> <p><u>Officer Presentation</u></p> <p>The Manager Planning Services provided a presentation which included the following:</p> <ul style="list-style-type: none">• Extract from Local Planning Scheme Map Showing Zoning of Subject Site and Surrounding Zonings• Aerial of Subject Site• Master Plan• Referral Area• Parking Areas• Approved Access/Egress System• Estimated Completed Stages 4 and 5 Afternoon Peak Hour Traffic• Existing Site Plan – Building and Parking• Master Plan – Building and Parking <p>(Refer Tabled Attachment 2 for further information).</p> <p><u>Notes from Forum</u></p> <ul style="list-style-type: none">• There will be no vehicle access into or out of the College via Peace Loop, which is a slow speed road.• It is anticipated that when the pick-up and drop off facility is operational at the College, there will be a marked improvement in traffic congestion at peak times along surrounding streets.• The City was alerted to the seriousness of the traffic situation around the College approximately 18 months ago. When the College lodged a Development Application in 2016, the City’s position was that the dangerous traffic and parking situation must be addressed. Officers worked with the College to reconfigure the entire carpark with new ingress and egress points and it is anticipated that this new traffic management system will ease the current traffic issues.

Item No.	Officer Presentations / Deputation Presentations / Councillor Comment
	<p data-bbox="352 253 600 282"><i>Item 12.1 Continued</i></p> <ul data-bbox="352 320 1394 999" style="list-style-type: none"><li data-bbox="352 320 1353 349">• The Peace Loop access to the College is for emergency purposes only.<li data-bbox="352 387 1394 483">• If the implementation of the new traffic management system does not improve the traffic situation, the City will undertake further investigation. However, it is not anticipated that this will be the case.<li data-bbox="352 521 1394 618">• A Building Permit has been issued for Stage 1 to 3 of the works, which includes the student drop-off. It is anticipated that these works will be completed within one year.<li data-bbox="352 656 1394 752">• The current number of vehicles using President Street on a regular weekday is 2,450. The daily recommended limit for a distributor road such as President Street is 6,000 vehicles per day.<li data-bbox="352 790 1394 864">• The 2017 Development Approval brought all structures on the property into compliance.<li data-bbox="352 902 1394 999">• The City understands that Stage 5 is the ultimate contemplated by the College. Further upgrades to the College would be subject to a new Master Plan to project into the future. <p data-bbox="352 1066 842 1095"><u>Further Information to be Provided</u></p> <ul data-bbox="352 1133 1394 1850" style="list-style-type: none"><li data-bbox="352 1133 1394 1267">• The Manager Planning Services undertook to provide Councillors with the approval conditions relating to use of the College's multipurpose hall, including whether the hall can be used by the wider community outside daytime hours.<li data-bbox="352 1305 1394 1379">• The Manager Planning Services undertook to investigate the possibility of an alternative route for buses exiting the College.<li data-bbox="352 1417 1394 1514">• The Director Technical Services undertook to further investigate the SIDRA reports and provide a comparison on traffic now and after the introduction of the new traffic management system.<li data-bbox="352 1552 1394 1715">• The Chief Executive Officer undertook to investigate the possibility of additional Ranger patrols at the College during peak times to watch for alleged parking on footpaths and roundabouts. However, it was acknowledged that with the number of schools in the City, Ranger Services are limited during these peak school pick up and drop off times.<li data-bbox="352 1753 1394 1850">• The Chief Executive Officer undertook to arrange a site visit for Councillors on Tuesday 22 May 2018, at 3pm, which coincides with the College's peak traffic time.

Item No.	Officer Presentations / Deputation Presentations / Councillor Comment
12.2	<p data-bbox="352 224 1401 257">Draft Great Eastern Highway Urban Corridor Strategy</p> <p data-bbox="352 291 699 324"><u>Deputation Presentation</u></p> <p data-bbox="352 358 399 392">Nil.</p> <p data-bbox="352 459 639 492"><u>Officer Presentation</u></p> <p data-bbox="352 526 399 560">Nil.</p> <p data-bbox="352 627 612 660"><u>Notes from Forum</u></p> <ul data-bbox="352 694 1401 1568" style="list-style-type: none"><li data-bbox="352 694 1401 761">• Low transition is identified as between four to eight storeys with a plot ratio of 2:1.<li data-bbox="352 795 1401 896">• Scale typology refers to building height, while Transition typology refers to adjacent low level building height and applies typically to commercial development.<li data-bbox="352 929 1401 1030">• The Draft Great Eastern Highway Urban Corridor Strategy is a strategic document showing intent. A great deal of work is still required to progress beyond this strategic report.<li data-bbox="352 1064 1401 1164">• Public advertising letters are set out in easy to understand english advising that the documents are strategic and that Planning Officers are available at the City if further explanation is required.<li data-bbox="352 1198 1401 1299">• One of the next steps in this process is the preparation of a Local Planning Policy. This policy will extract elements of the Strategy document and redraft them into a more digestible document.<li data-bbox="352 1332 1401 1467">• The Draft Great Eastern Highway Urban Corridor Strategy is a weighty strategic document. If community feedback shows that the document is confusing to the reader, that information is useful to Planners who will then translate it into plainer, more digestible English.<li data-bbox="352 1500 1401 1568">• As in the past, a vision is set and the bar needs to be set high. How the vision can be achieved is then explored. <p data-bbox="352 1624 842 1657"><u>Further Information to be Provided</u></p> <ul data-bbox="352 1691 1401 1870" style="list-style-type: none"><li data-bbox="352 1691 1401 1870">• The Director Community and Statutory Services advised that Councillors' comments regarding the weightiness/complexity of consultation correspondence will be considered and a draft copy of consultation letters will be forwarded to Councillors for their review for one week prior to being made public.

7.51pm The Coordinator Design Projects departed the meeting and did not return.

Item No.	Officer Presentations / Deputation Presentations / Councillor Comment
12.3	<p data-bbox="352 226 1401 259">Application to Amend Locality Boundary – Belmont/Ascot</p> <p data-bbox="352 293 699 327"><u>Deputation Presentation</u></p> <p data-bbox="352 360 1401 427">Mr J Morrison, 15/88 Great Eastern Highway, Belmont spoke in opposition of the Officer Recommendation.</p> <p data-bbox="352 461 1023 495">(Refer Tabled Attachment 3 for further information).</p> <p data-bbox="352 562 639 595"><u>Officer Presentation</u></p> <p data-bbox="352 629 400 663">Nil.</p> <p data-bbox="352 730 612 763"><u>Notes from Forum</u></p> <ul data-bbox="352 797 1401 1951" style="list-style-type: none"><li data-bbox="352 797 1401 965">• The survey was sent with an accompanying letter including the reasons that a survey was being carried out. It was not the full copy of the application, which is quite comprehensive and lengthy, however it did state the reasons for the survey. An invitation to contact the City for further information was also included.<li data-bbox="352 999 1401 1133">• The survey was formulated with the intent of gauging the level of community support, as other criteria had not been satisfied. Landgate policies and standards were used as a guide, however it was a Council survey.<li data-bbox="352 1167 1401 1234">• Advice obtained from Landgate was of a general nature relating to the application and what the City should consider in relation to the application.<li data-bbox="352 1267 1401 1435">• Landgate are the custodians of this process, which is not regularly undertaken by the City. It was considered crucial to ensure the City understood the expectations of Landgate in the process. Further consultation with Landgate related to the process and how the City should progress the application. Survey results were not discussed.<li data-bbox="352 1469 1401 1671">• Rates are levied on the Gross Rental Value (GRV) of a property which is provided by the Valuer General's Department, a division of Landgate. The GRV is determined using the location of the property, the nature and quality of the building, and other aspects that may affect the rental value of the property. It is not known if rates for the affected properties will increase if the locality boundary is amended.<li data-bbox="352 1704 1401 1816">• There were a number of survey responses from both Belmont and Ascot property owners. The summary does not include names and addresses of respondents to ensure confidentiality of responses.<li data-bbox="352 1850 1401 1951">• Two directly affected property owners who completed the survey did not support the application. These two owners are not the same two identified by the applicants.

Item No.	Officer Presentations / Deputation Presentations / Councillor Comment
	<p data-bbox="352 255 600 286"><i>Item 12.3 Continued</i></p> <ul data-bbox="352 322 1391 524" style="list-style-type: none"><li data-bbox="352 322 1391 421">• Landgate are the determining body for all boundary amendments. Should the Council support this application, the City is required to lodge a submission to Landgate for their determination.<li data-bbox="352 456 1391 524">• Landgate guidelines provide a number of criteria which have been considered and on which the report has been based. <p data-bbox="352 586 879 618">8.33pm Cr Powell departed the meeting.</p> <ul data-bbox="352 685 1391 784" style="list-style-type: none"><li data-bbox="352 685 1391 784">• The Chief Executive Officer advised that some clarifications had been sought from Landgate, however he confirmed that Officers had followed the correct process. <p data-bbox="352 851 906 882">8.36pm Cr Powell returned to the meeting.</p> <p data-bbox="352 945 842 976"><u>Further Information to be Provided</u></p> <ul data-bbox="352 1012 1391 1111" style="list-style-type: none"><li data-bbox="352 1012 1391 1111">• The Director Corporate and Governance undertook to provide Councillors with a copy of the Council report regarding changes to the Ascot boundary from Tonkin Highway to Ivy Street.

Item No.	Officer Presentations / Deputation Presentations / Councillor Comment
12.4	<p>Tender 05/2018 – Minor/General Concrete Works including Street Furniture</p> <p><u>Deputation Presentation</u></p> <p>Nil.</p> <p><u>Officer Presentation</u></p> <p>Nil.</p> <p><u>Notes from Forum</u></p> <p>Nil.</p> <p><u>Further Information to be Provided</u></p> <p>Nil.</p>

Item No.	Officer Presentations / Deputation Presentations / Councillor Comment
12.5	<p>Quote – Belmont Oasis Leisure Centre Business Review, Management Options Review And Development of Market Facility Specifications for Management</p> <p><u>Deputation Presentation</u></p> <p>Nil.</p> <p><u>Officer Presentation</u></p> <p>Nil.</p> <p><u>Notes from Forum</u></p> <ul style="list-style-type: none">• There is a tight timeframe to enable the review to be undertaken prior to the expiry of the current management contract for the Belmont Oasis. The timeframe does not allow for deferral of the decision.• As no tenders were received for the Belmont Oasis Leisure Centre Business Review, Management Options Review and Development of Market Facility Specifications for Management, regulations allow the City to obtain quotations from suitable contractors to carry out the works. <p><u>Further Information to be Provided</u></p> <p>Nil.</p>

8.36pm **The Manager Community Placemaking, the Manager Building Services, the Coordinator Building - Operations and the Coordinator Community Wellbeing departed the meeting and did not return. .**

Item No.	Officer Presentations / Deputation Presentations / Councillor Comment
12.6	<p data-bbox="352 226 847 259">Accounts for Payment – April 2018</p> <p data-bbox="352 293 699 327"><u>Deputation Presentation</u></p> <p data-bbox="352 360 400 394">Nil.</p> <p data-bbox="352 461 639 495"><u>Officer Presentation</u></p> <p data-bbox="352 528 400 562">Nil.</p> <p data-bbox="352 629 612 663"><u>Notes from Forum</u></p> <ul data-bbox="352 696 1394 1245" style="list-style-type: none"><li data-bbox="352 696 1394 797">• The City's rates statements clearly list the Emergency Services Levy (ESL) as a state government charge. Officers will continue to consider ways to make this clearer to ratepayers.<li data-bbox="352 831 1394 965">• Policy BEXB11B relates to Councillors' professional development. Each Councillor has a \$20,000 training and conference allowance which can be accessed at any time during their four year term. The main stipulation is a \$5,000 cap in the fourth year of the Councillor's term.<li data-bbox="352 999 1394 1099">• With the exception of Local Government Week and the Australian Mayoral Aviation Council (AMAC) Conference, all other conferences are allocated to the 'Training and Conferences' allowance.<li data-bbox="352 1133 1394 1245">• The possibility of capping the number of Councillors attending conferences when fees reach a prescribed amount would best be discussed during the Policy Manual review. <p data-bbox="352 1301 842 1335"><u>Further Information to be Provided</u></p> <p data-bbox="352 1368 400 1402">Nil.</p>

Item No.	Officer Presentations / Deputation Presentations / Councillor Comment
12.7	<p data-bbox="352 226 1002 259">Monthly Activity Statement as at 30 April 2018</p> <p data-bbox="352 293 699 327"><u>Deputation Presentation</u></p> <p data-bbox="352 360 400 394">Nil.</p> <p data-bbox="352 461 639 495"><u>Officer Presentation</u></p> <p data-bbox="352 528 400 562">Nil.</p> <p data-bbox="352 629 612 663"><u>Notes from Forum</u></p> <p data-bbox="352 719 879 752">8.47pm Cr Davis departed the meeting.</p> <ul data-bbox="352 819 1394 920" style="list-style-type: none">• Town Planning Actual year to date \$544,962 relates to development contribution income from The Springs that has been received on behalf of and paid to LandCorp. <p data-bbox="352 976 911 1010">8.49pm Cr Davis returned to the meeting.</p> <ul data-bbox="352 1077 1394 1547" style="list-style-type: none">• Completion of roadworks for the Bike Boulevard has been delayed pending signage and lining approvals from Main Roads WA (MRWA).• MRWA now appear to have approved signing and lining approvals, with the exception of 30kph signage.• Installation of signage and lineage in areas that have been constructed has now commenced. The City will continue with the works, including the painting of kerbing at slow points and required planting.• The City is reliant on MRWA approvals for works to progress and it cannot be absolutely guaranteed that there will be no further delays, however it is anticipated that the project will now progress more smoothly than in the past. <p data-bbox="352 1615 842 1648"><u>Further Information to be Provided</u></p> <p data-bbox="352 1682 400 1715">Nil.</p>

7. MATTERS FOR WHICH THE MEETING MAY BE CLOSED

Note:

The Chief Executive Officer, Mr J Christie, disclosed a direct financial interest in Item 14.1 Staff Matter - Chief Executive Officer Interim Review 2017-2018.

Nature of Interest: The report relates to the probationary period of the Chief Executive Officer.

8.52pm The Chief Executive Officer departed the meeting.

7.1 STAFF MATTER - CHIEF EXECUTIVE OFFICER - INTERIM REVIEW 2017-2018 (CONFIDENTIAL MATTER IN ACCORDANCE WITH LOCAL GOVERNMENT ACT 1995 SECTION 5.23 (2) (B) (E))

Item No.	Officer Presentations / Deputation Presentations / Councillor Comment
14.1	<p>Staff Matter - Chief Executive Officer - Interim Review 2017-2018 (Confidential Matter in accordance with <i>Local Government Act 1995</i> Section 5.23 (2) (b) (e))</p> <p><u>Deputation Presentation</u></p> <p>Nil.</p> <p><u>Officer Presentation</u></p> <p>Nil.</p> <p><u>Notes from Forum</u></p> <p>Nil.</p> <p><u>Further Information to be Provided</u></p> <p>Nil.</p>

8.53pm 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 8.54pm.